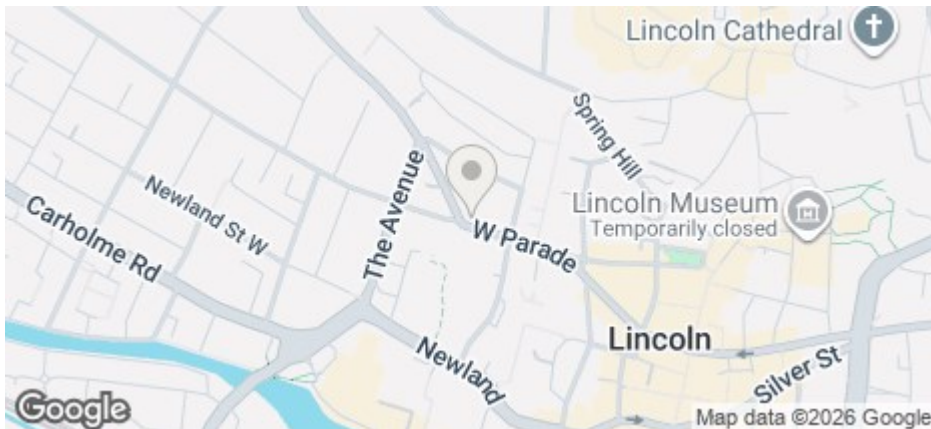




Room 1, 126A Yarborough Road, Lincoln, LN1 1HP

£176 Per Week

COUNCIL TAX BAND: A

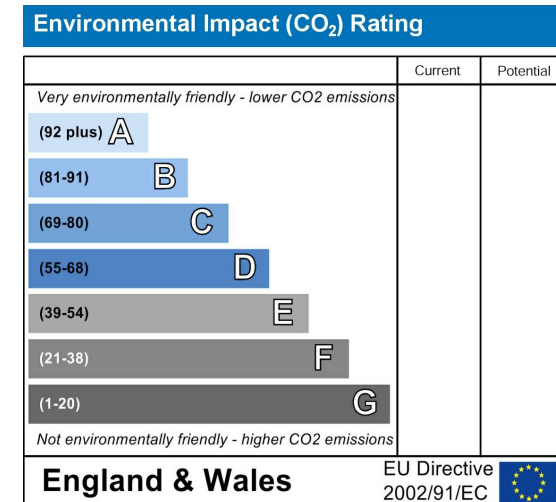
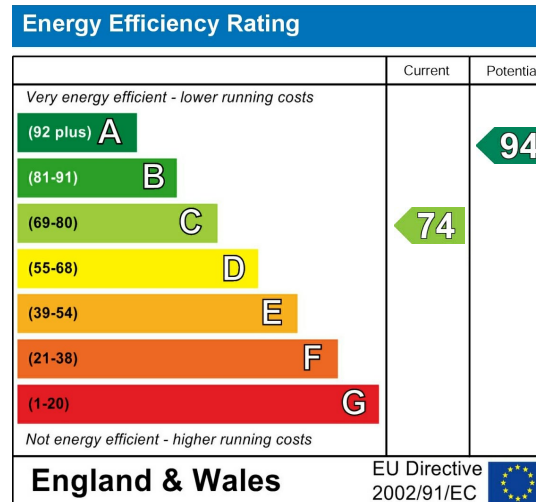


- RENT INCLUDES UTILITY BILLS, COUNCIL TAX AND INTERNET
- AVAILABLE TO ALL APPLICANTS (STUDENTS AND NON STUDENTS)
- PRIVATE OFF SITE PARKING SPACE GUARANTEED
- AVAILABLE 20 JUNE 2026 (JULY MOVE IN ALSO POSSIBLE)
- PRIVATE GARDEN

For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



KEY FINANCIAL INFORMATION:

The rent for this studio is £175.93 pw (£762.36 pcm). The rent includes all Utility Bills, Council Tax and Fibre Internet. The rent is based on a letting to a single person who is not a full time student. A reduction of £8.93 pw (£38.69 pcm) will be given to a full time student. A tenancy deposit is not required. Payment of the first calendar month's rent in advance is usually required before moving into the studio although the landlord may agree to accept all (or part) of the first calendar month's rent in line with student finance.

OTHER INFORMATION:

Fully managed property with no deposit to pay and no fees.

Bond Housing Group operated and managed boutique en-suite Entry Level Studio in West End/Uphill border location offered on a bills inclusive basis.

Private en-suite with shower, basin and WC.

Private food preparation area with own microwave, fridge freezer, kettle and toaster.

Access to a communal kitchen (with an oven and hob) and to communal laundry facilities (with a washer and separate dryer) shared with only one other studio in the development.

Furnished with bed, chest, shelves, and clothes storage, plus TV and work station with seating.

Covered bike storage is available at this location (subject to availability at time of use).

This is a unique property, comprising just two studios, and benefiting from being set considerably far back from the road, and with views directly over the West Common.

The studio benefits from access to a gated private garden.

The following are all included in the rent:

- Utility Bills included in the rent
- Council Tax included in the rent
- Fibre Internet included in the rent
- Television Licence included in the rent
- Housekeeping for communal areas included in the rent
- Grounds maintenance included in the rent
- On site washers and dryers included in the rent

Remember studio living offers the following benefits:

- Fully managed property
- No deposit to pay and no fees
- Private en-suite and private food preparation area
- Bike storage (subject to availability)
- Property operated and managed by Bond Housing Group

Don't miss out on this great property! Contact our friendly team at Cloud today to arrange your viewing:

- Text – 07908528042
- Call - 01522 802020
- Email - info@cloudlettings.co.uk

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>.

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>

Advertised rent for this studio:
The advertised rent is £175.93 pw (£762.36 pcm).

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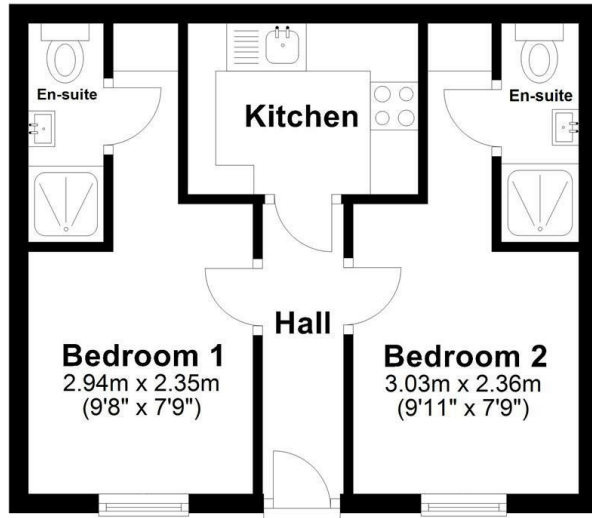
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Terms and conditions apply. Contact the office for more information.



Ground Floor

Approx. 28.1 sq. metres (302.9 sq. feet)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.

Plan produced using PlanUp.

Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m