



£182

COUNCIL TAX BAND:  
New Build



## Studio 10, 126 Yarborough Road, Lincoln, LN1 1HP

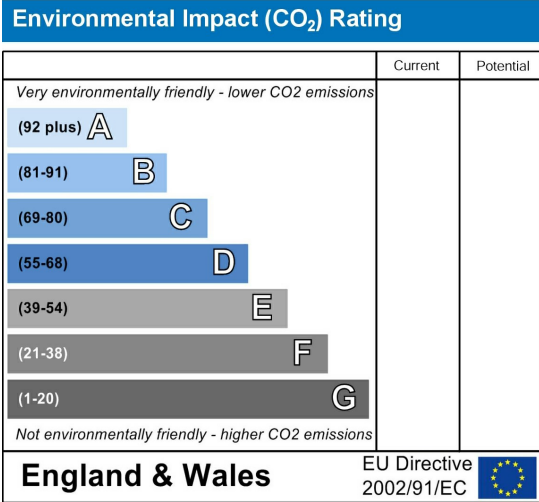
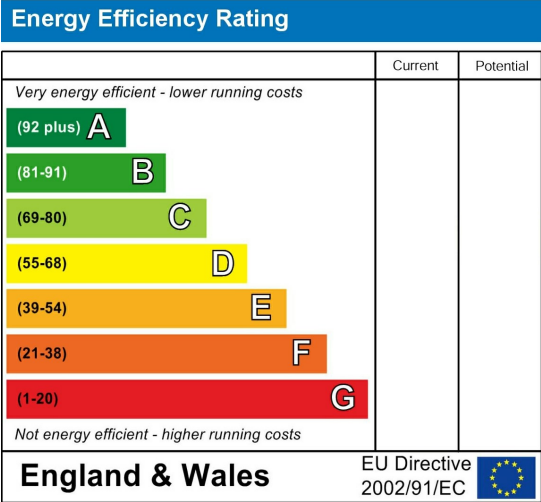


- SUITABLE FOR PROFESSIONALS AND STUDENTS
- BRAND NEW DEVELOPMENT
- Private en-suite and private food preparation area
- Available for 26/27
- BILLS INCLUSIVE RENT
- Fully managed property with no deposit to pay and no fees
- Parking and bike storage (subject to availability)

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>



Bond Living operated and managed boutique en-suite Premium Studio on the West End/Uphill border, offered on a bills inclusive basis.

Private en-suite with shower, basin and WC.

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

In addition to their private studio facilities, residents have use of a purpose designed modern co-living kitchen and dining space (with two ovens, two hobs and dishwasher), a communal roof terrace, and separate communal laundry facilities (with three washers and three separate dryers).

Furnished with bed, chest, shelves, and clothes storage, plus TV and work station with low level seating. For resident comfort, multiple lighting options are available in each studio.

Parking may be available at this location (subject to availability at the time of booking the studio).

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

The following are all Included in the rent:

- Bills inclusive rent.
- High Speed Fibre Internet included in the rent.
- Weekly cleaner for all 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.
- Parking and bike storage (subject to availability).

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](mailto: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/>.

Bills Inclusive Rent for this studio:

The Rent quoted INCLUDES television licensing and the charges (standing/fixed and usage) for water and sewerage, gas, electricity and broadband internet.

The Rent quoted INCLUDES use of laundry facilities including dryers. The Rent quoted INCLUDES the cost of parking where an on street parking permit is supplied or where an off street parking space in the on site car park is allocated.

Council Tax for this studio:

Band: N/A

The rent quoted EXCLUDES Council Tax. A contribution towards Council tax of £4.25 per week / £18.41 per calendar month may be added to the rent by the landlord if the tenant is not a student.

Parking for this studio:

On Street: The studio is in a controlled parking zone. The number of on street parking permits which are available at any time is limited.

Car Park: There is an on site car park with 10 spaces. The number of off street parking spaces in this car park which are available for allocation at any time is limited.

Parking Information will be confirmed before any viewing and availability reconfirmed before tenants make any commitment to rent.

Property Type and construction type:

Ground floor 13.86m2 studio with access to additional communal facilities, converted from a brick built Victorian detached property of standard construction. The landlord has all the required documents and certificates which make the letting of the property lawful.

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

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



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