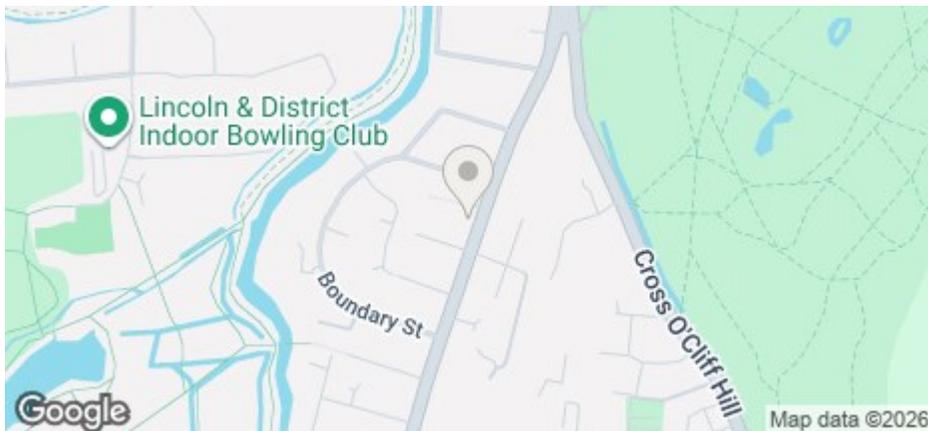




37a Newark Road, Lincoln, Lincs, LN5 8LS

£775 PCM

COUNCIL TAX BAND: A



- Two Double Bedrooms
- Spacious Apartment Over Two Floors
- Newly decorated
- Fitted Kitchen
- Convenient City Centre Location
- Unfurnished
- Seperate Lounge
- On Street Parking in the area
- Bathroom with Shower Over Bath
- Council Tax Band A

Rights & restrictions

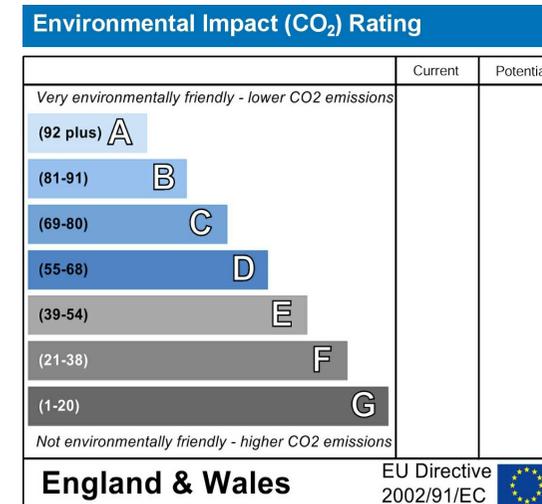
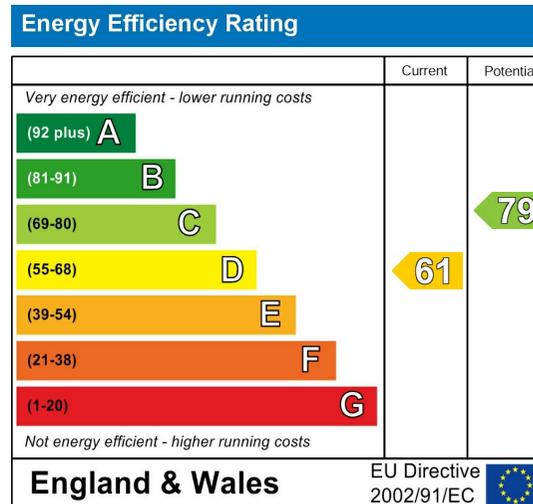
TOGETHER with the right of user by the Purchaser and her sequels in title and her and their tenants and others jointly with the owners and occupiers of the messuages and premises numbered 35 to 53 Newark Road aforesaid both inclusive situate on the North and South sides of the property hereby conveyed and others entitled to the like right of the waterpipes running through or under the passage leading from St Catherines Grove to the rear of the said message hereby conveyed and the adjoining messuages and connecting with the main waterpipe in St Catherines Grove aforesaid as now used and enjoyed she the said Purchaser paying jointly with the respective owners for the time being of the said messuages entitled to use the said waterpipes a proportionate part only of the expense of maintaining and repairing the same as need shall from time to time require. TOGETHER ALSO with the right of user as aforesaid of the drain pipes running through the said messuages and premises situate on the North and South sides of the property hereby conveyed and through the said property and connecting with the main sewer in St Catherines Grove aforesaid as now used and enjoyed she the said Purchaser paying jointly with the respective owners for the time being of the said messuages and premises entitled to use the said drain pipes a proportionate part only of the expense of cleansing maintaining and repairing the same as need shall from time to time require. TOGETHER ALSO (by way of grant and not of exception) with a right of way for the Purchaser and her sequels in title at all times and for all purposes over and along the said passage leading from St Catherines Grove to the rear of the said messuages on the North and South sides of the property hereby conveyed. SUBJECT nevertheless to the user in common with the owner or

owners occupier or occupiers for the time being of the said messuages and premises situate on the North and South sides of the property herby conveyed of the drainage pipes and waterpipes running from the said messuages and premises through or under the said property and connecting with the main sewer in St Cathereines Grove aforesaid. SUBJECT nevertheless to a right of way at all times and for all purposes for the Society their successors and assigns and other the owners and occupiers for the time being of the messuages situate on the North and South sides of the property hereby conveyed and all persons authorised by them (in common with all persons having a like right) to pass and repass over and along the portion of the said passage on the West side of and included in the property hereby conveyed.

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>



Spread across two floors, the accommodation comprises of Entrance Hallway and Stairs to First Floor, Lounge, Kitchen, Bathroom, Stairs to top floor with Two Double Bedrooms.

The property also benefits from PVCu double glazing and gas fired central heating. Parking is available on street. Gas central heating.

Contact our friendly team at Cloud today to arrange your viewing.

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/>.

Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

The property is affected by known rights or restrictions; open the brochure for further details.

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.

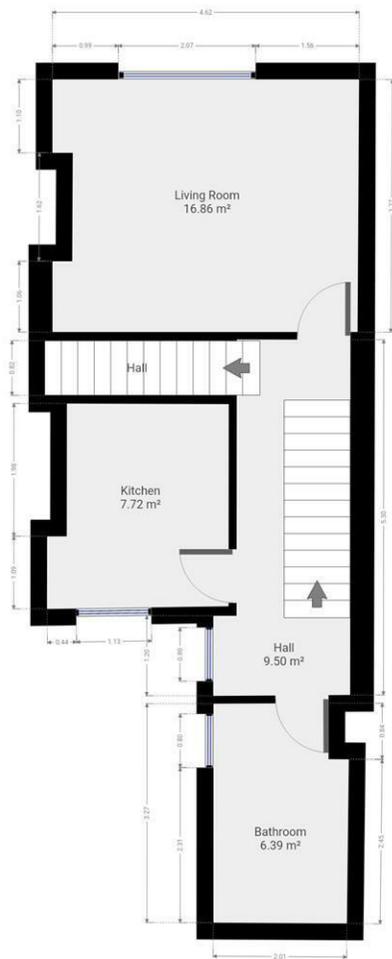
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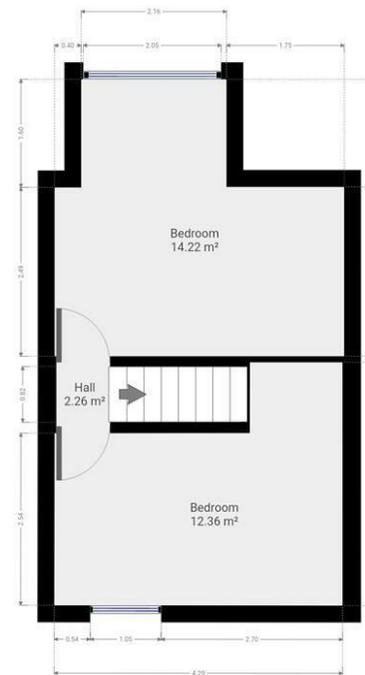
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Terms and conditions apply. Contact the office for more information.





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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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