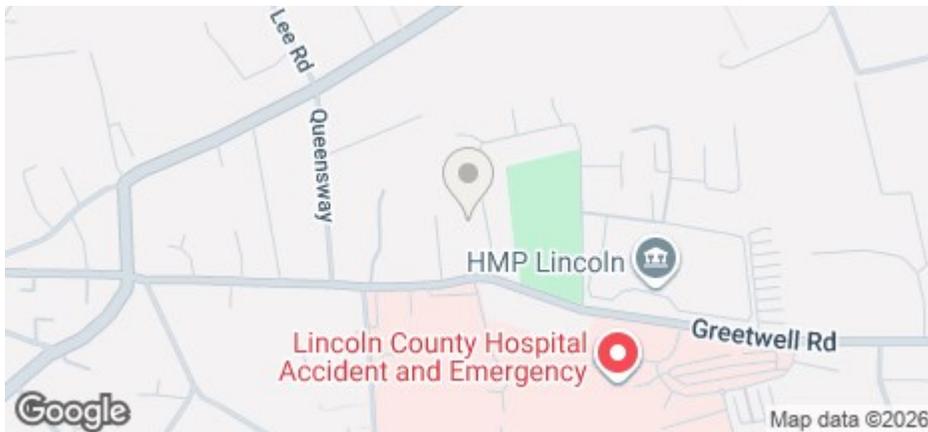




Apartment 10 Greetwell House 68-70 Greetwell Close, Lincoln, Lincs, LN2 4BP

£985 PCM

COUNCIL TAX BAND:

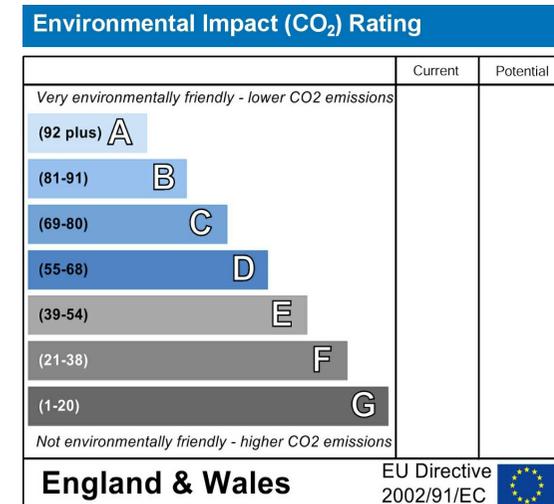
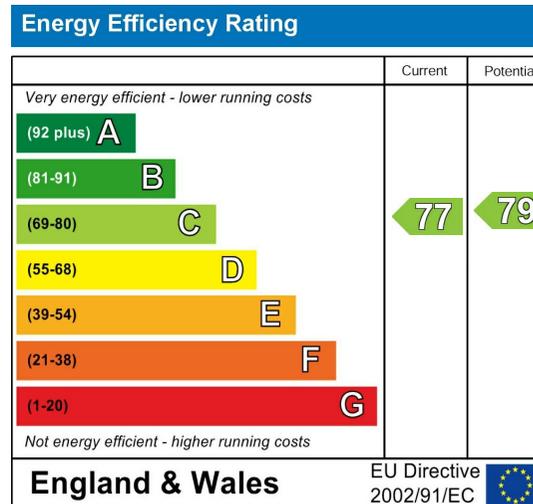


- Two bedrooms
- Open plan lounge and kitchen
- Contemporary shower room
- Great location in uphill Lincoln, close to the hospital and Bailgate
- Council Tax Band A
- Modern fitted kitchen including a dishwasher, fridge freezer and washing machine.
- One allocated parking space in a communal car park with EV charging
- First Floor Apartment
- Recently converted apartment

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>



Cloud Lettings are delighted to present this development of one and two bedroom apartments, in a popular Uphill area of Lincoln very close to the hospital and historic Bailgate.

This apartment is comprised of an entrance hall leading to the spacious open plan kitchen/living space with modern fitted kitchen including a dishwasher, fridge freezer, washing machine, oven, hob and extractor hood.

There are two good sized bedrooms and a spacious contemporary shower room with large shower cubicle.

The property has gas central heating and includes one allocated off street parking space (EV charger available).

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.

Please note, the apartment building is currently on the market for sale as an ongoing concern.

There are planning applications in the immediate locality; please contact City of Lincoln Council for further information. 2024/0722/CLP 39 Greetwell Close Single storey side extension

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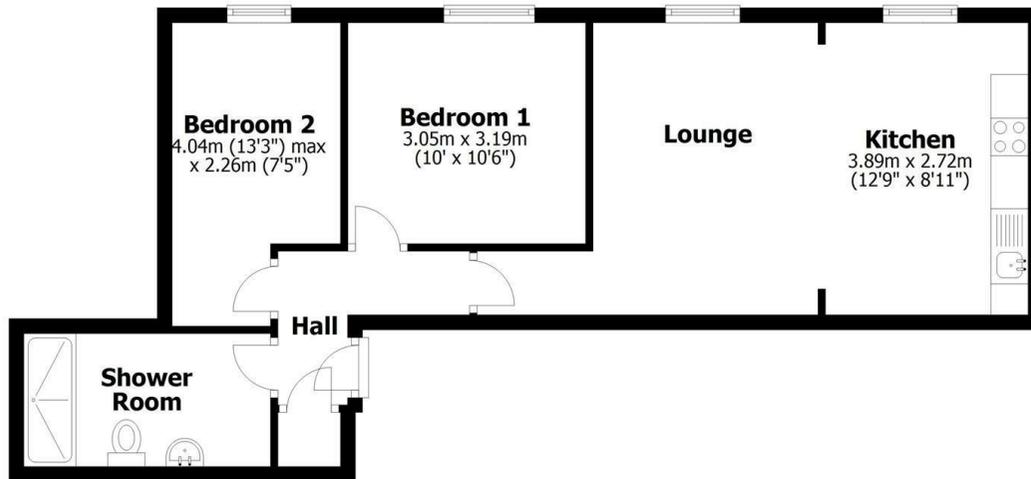
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Terms and conditions apply. Contact the office for more information.



First Floor

Approx. 53.2 sq. metres (573.1 sq. feet)



Total area: approx. 53.2 sq. metres (573.1 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