



£750 PCM

COUNCIL TAX BAND: A



41 Carholme Road, Lincoln, Lincolnshire, LN1 1RN
01522 802020



Flat 2, The Old Booking Office Station Approach, Saxilby, Lincoln, Lincs, LN1 2HB

- Two bedrooms
- Modern kitchen & bathroom
- Gas Central heating
- Grade II Listed Building 1064073
- Great village location in Saxilby
- One parking space included
- Split level apartment in converted train station building
- Council Tax Band A

info@cloudlettings.co.uk
<https://www.cloudlettings.co.uk/>

Planning applications in immediate locality

Planning Application Number: 147776

Planning application for a timber clad shed.

Station Cottage, Sykes Lane, Saxilby, Lincoln, Lincolnshire, LN1 2NR

Planning Application Number: 143751

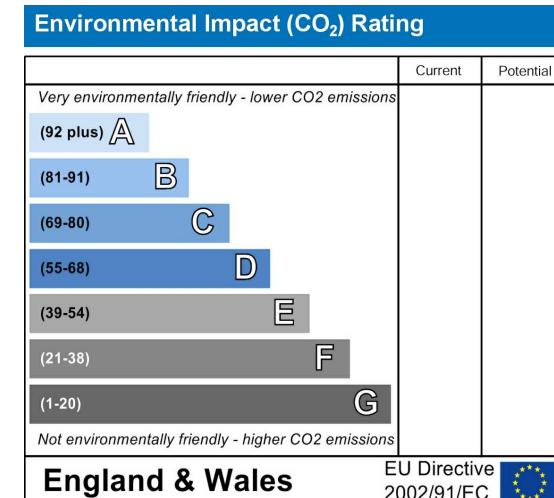
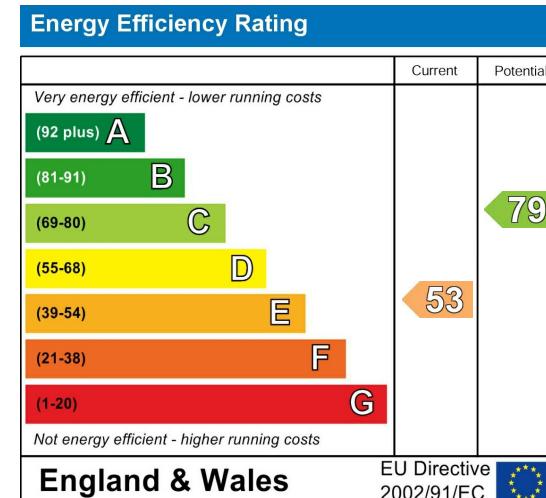
Planning application for single storey extension to dwelling.

Station Cottage, Sykes Lane, Saxilby, Lincoln, Lincolnshire, LN1 2NR

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>



Internally the property comprises of; entrance hall leading to the good sized kitchen on the ground floor. The stairs lead to the first floor with two good sized bedrooms, lounge, and modern bathroom. The property has a unique position, and benefits from a mix of modern fixtures whilst maintaining character features including three decorative fire places.

The apartment is located at Saxilby train station. The car park is owned by National Rail; each flat is allocated one leasehold car parking space which can be any available space.

Gas central heating. Based in the village of Saxilby, this apartment is within easy commuting distance of Lincoln city centre, which is accessed via the A57.

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

Text - 07954 143739

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/>.

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

Planning permission / proposed developments: There are planning applications in the immediate locality; please see the brochure & contact West Lindsey Council for further information.

Restrictions:

No access is allowed onto the platform at all other than for use of the railway.

The footprint of the building is the extent of the landlords ownership, other than car parking there is no allowance of any other activities.

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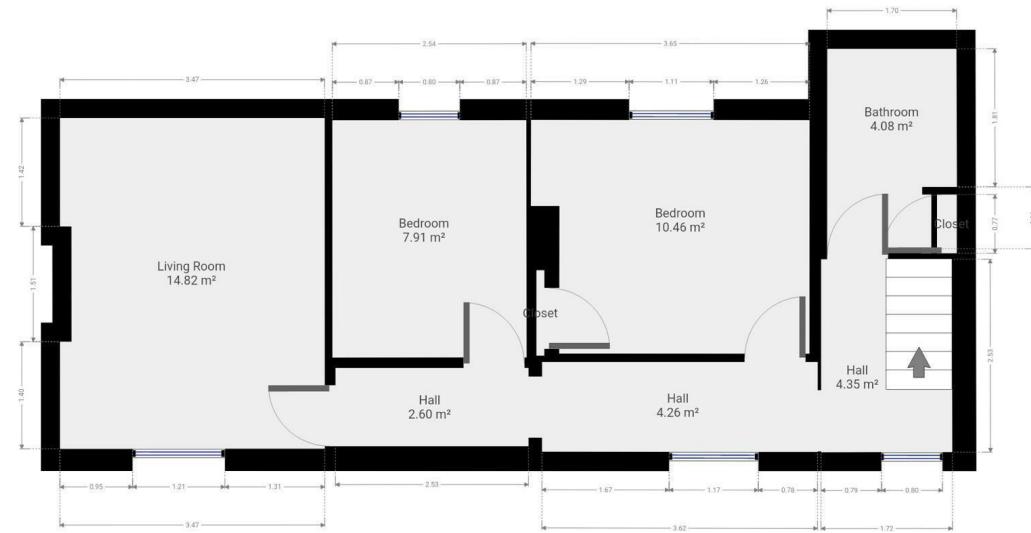
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Terms and conditions apply. Contact the office for more information.





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