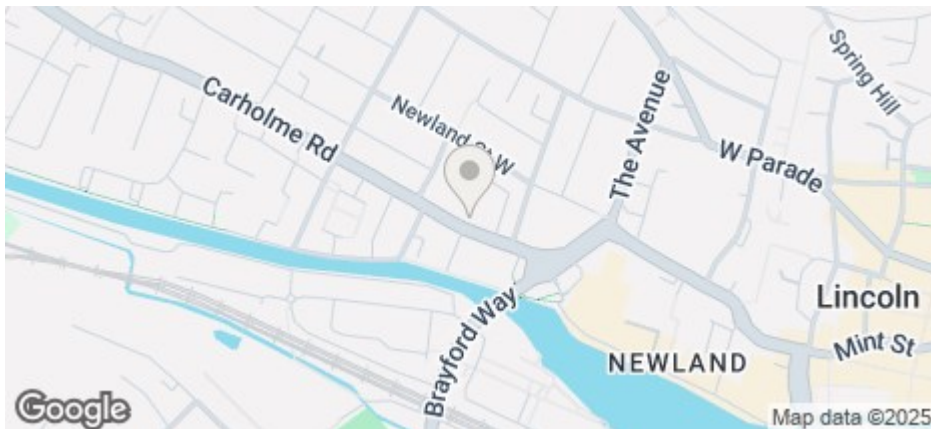




## 22 Brayford Court 57-59 Carholme Road, Lincoln, Lincs, LN1 1RS

£130 Per Week

COUNCIL TAX BAND: B



- En-suite rooms available
- Community feel & CCTV
- Close to the City Centre
- Laundry room
- Council Tax Band B
- Available to students and recent graduates
- Secure gated entry
- 2nd floor apartment
- 5 Minutes From University
- Available for 25/26

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>

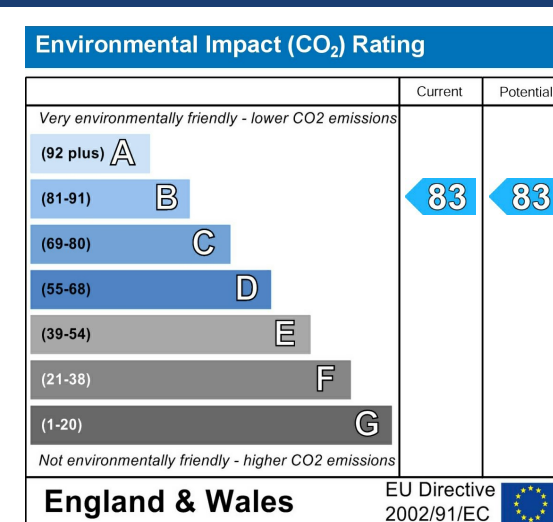
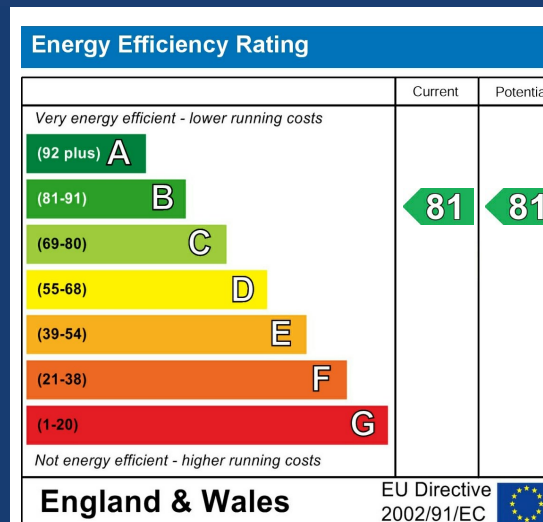
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Number of tenants per property	Gas Allowance (Kwh)	Electric Allowance (Kwh)*	Water Allowance (m3)
1	10000	3000	125
2	13000	3400	130
3	16000	4000	165
4	20000	5000	190
5	25000	6000	215
6	30000	7000	240
7	34000	8000	270
8	38000	9000	290
9	41000	10000	310
10	44000	11000	330

If there is no gas in the property (electric heating and hot water) the Electric Allowance Kwh is doubled.

The chart details the maximum usage allowance of gas, water, and electricity for a 50-week tenancy in accordance with the number of tenants for the property (should the tenancy term vary from 50 weeks, the allowance will be apportioned accordingly to cover the term of the tenancy). Should these figures be exceeded the Landlord reserves the right to levy a charge to cover the cost for the additional usage. It is the Tenants responsibility to monitor their own usage.



Individual rooms available in this en suite flat share.

Located in the prime West End area within a five minute walk of Lincoln University. The perfect location for any student with a variety of bars, restaurants and transport hub all within close distance.

The apartment has a modern and stylish finish with en-suite bedrooms.

No parking included. Gas central heating.

Brayford Court is perfect for students or recent graduates looking for a community feel, just a short walk to the University of Lincoln and the City Centre shops and restaurants.

The complex offers the rare opportunity of secure green space to meet up and socialise outside, with gated entry and additional key fob block entry.

It features a communal laundry room with washers and dryers. Top up cards are used for payment via Washstation, an external laundry service.

There is no parking available for this property.

\*Price displayed is as per person per week\*

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 total rent due for the property will increase by £33.82 per week for any non-students (rental shares can be apportioned per tenant, meaning one or more tenants can contribute to this).

The deposit payable on the first day of your tenancy is just \*\*£200.00\*\* per person along with the first four weeks rent, after this the rent can be paid in instalments that coincide with your student loan.

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.

Don't miss out on this great property. Contact our friendly team at Cloud Lettings today to arrange your viewing or book a slot online for a time convenient to you!

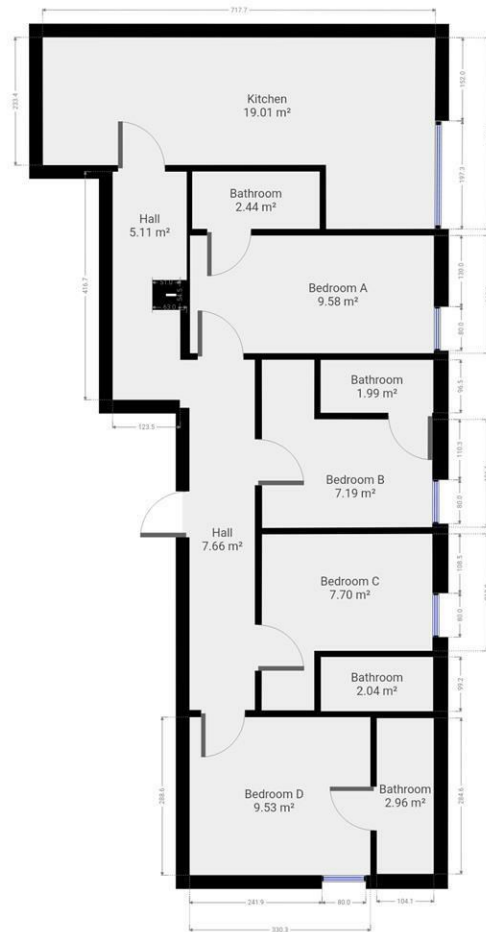
Call - 01522 802020  
email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)  
WhatsApp - 07908 557770

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>

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/>.

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.

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