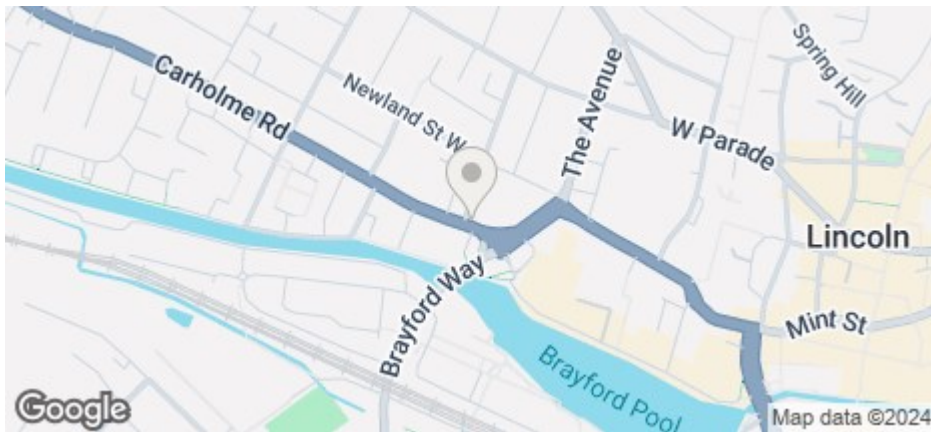




41A Carholme Road, Lincoln, LN1 1RN

£539 Per Month

COUNCIL TAX BAND: A



- ****AVAILABLE NOW FOR THE CURRENT ACADEMIC YEAR 24/25****
- Available to students and recent graduates
- Modern colours and finish
- Super-fast Virgin Media Internet 350Mbps download and 7Mbps upload!
- Council Tax Band A
- Furnishing and décor designed by VC Interiors
- Only minutes from Lincoln University
- Contemporary open plan Lounge/Dining/Kitchen
- Price displayed is per person based on 5 tenants renting the property
- Available for 24/25

Room size measurements achieved by measuring between internal walls

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m

Broadband - for an indication of specific speeds and supply or coverage in the area, we suggest you visit

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone signal - For an indication of specific 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>

There are planning applications in the immediate locality; conversion of ground floor office to residential (C3) - 39A Carholme Road.

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>

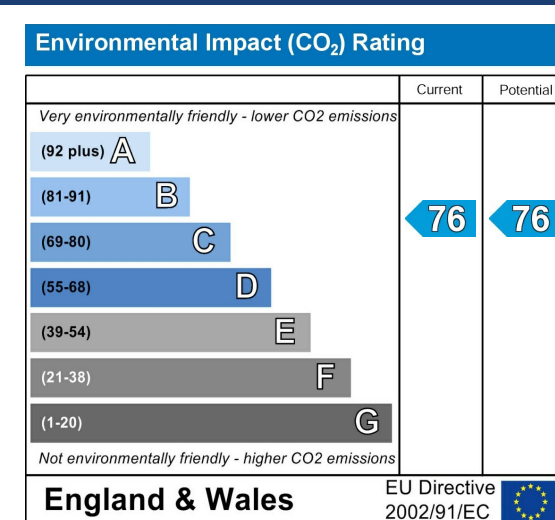
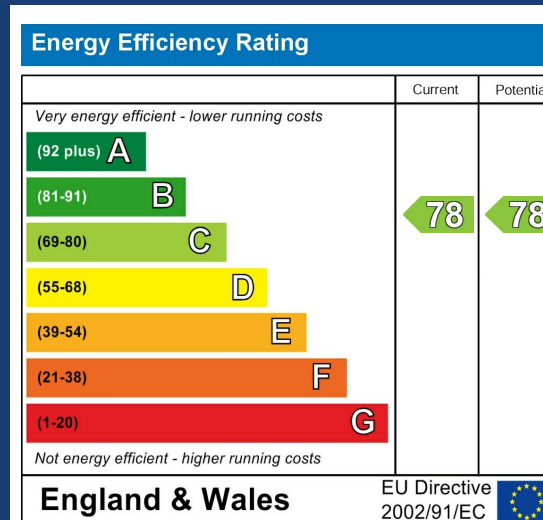
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



****AVAILABLE NOW FOR THE CURRENT ACADEMIC YEAR 24/25****

PLEASE NOTE THIS PROPERTY IS NOT FOR THE NEXT ACADEMIC YEAR 25/26

Fantastic house share with 1 room available, in the West End very close to Lincoln University. Available to students and recent graduates.

The property includes an open plan lounge/diner and fully fitted kitchen, two shower rooms and five double rooms. The property has been recently decorated and furnished throughout with unique features, designed by VC Interiors. 1 parking permit available through City of Lincoln Council permit scheme for a fee. Gas central heating.

Price displayed is as per person per month

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 all utilities and associated building running costs. 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

WhatsApp - 07908 557770

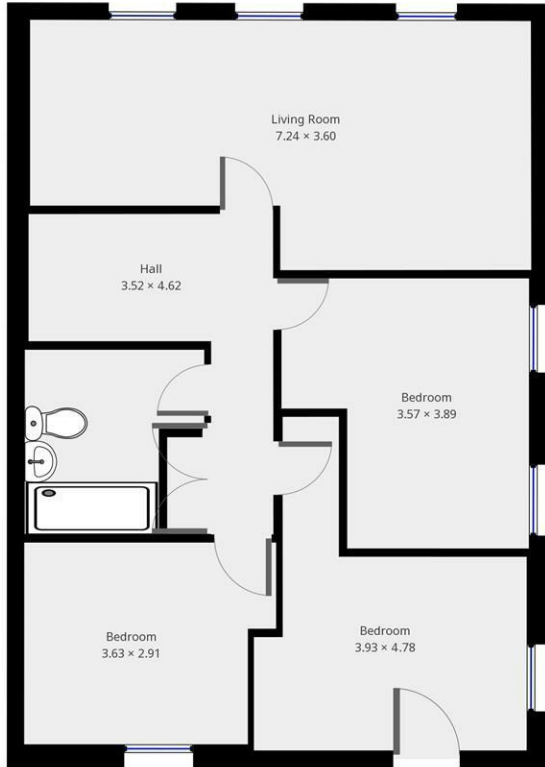
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme.

Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

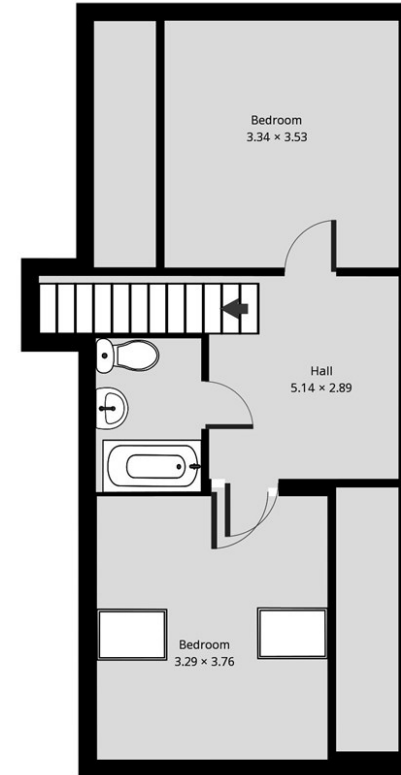
For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

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/>.

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...



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