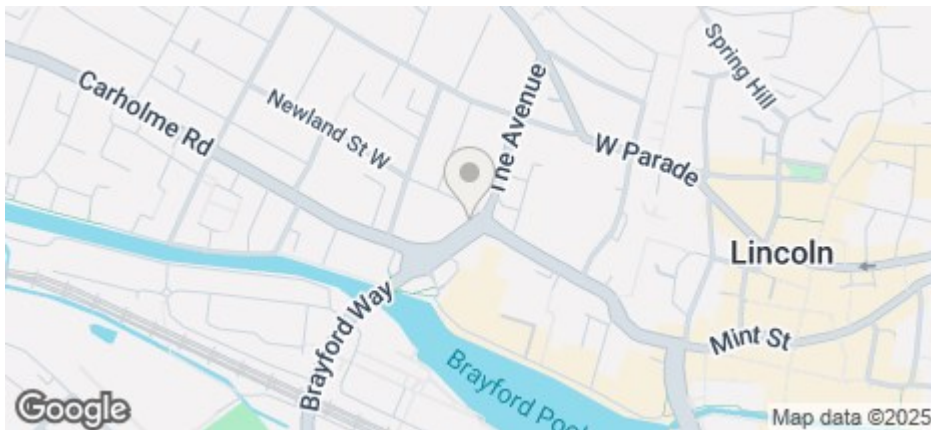




## Studio 1, 157 Carholme Road, Lincoln, LN1 1RU

£164 Per Week

COUNCIL TAX BAND: A



- Bright spacious en suite studio
- Basic kitchen facilities in-room and access to a large communal kitchen
- Shared communal lounge area
- Single occupancy only
- Council Tax Band A
- Great West End location
- Large outdoor social space
- Tea station with sink
- Short walk to Lincoln City Centre bars and restaurants
- AVAILABLE MARCH 2025

**Rights & restrictions**

"TOGETHER WITH the right for the purchasers and their successors in title the owners or occupiers for the time being of the property hereby conveyed (a) to pass and repass over and along the western half of the said passageway leading from the rear of the property hereby conveyed to Carholme Road aforesaid (b) to use the drains and water pipes and all other services running through and under the western half of the passageway and (c) for the respective parts of the first floor front and rear rooms of the property hereby conveyed to extend over the said passageway as hitherto with a right of support therefor by the said adjoining property 159 Carholme Road aforesaid the said passageway drains and water pipes and other services being cleansed maintained and repaired at the joint and equal expense of the respective owners of 157 and 159 Carholme Road but SUBJECT TO a right in favour of the owners and occupiers of 159 Carholme Raod aforesaid (a) to pass and repass over and along the eastern half of the passageway

leading from the rear of the property hereby conveyed to Carholme Road aforesaid (b) to use the drains and water pipes and all other services running through and under the eastern half of the passageway and (c) for the respective parts of the first floor front and rear rooms of 159 Carholme Road aforesaid to extend over the said passageway as hitherto with a right of support therefor by the property hereby conveyed."

"IT IS HEREBY AGREED AND DECLARED that the walls dividing the property hereby conveyed from the adjoining dwellinghouse on the west is a party wall and shall be maintained and repaired accordingly."

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>

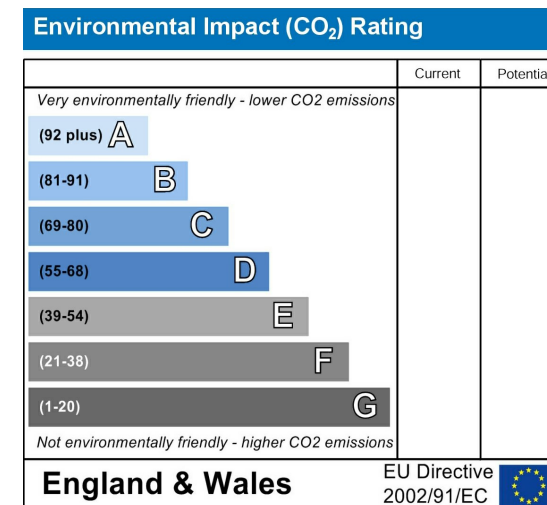
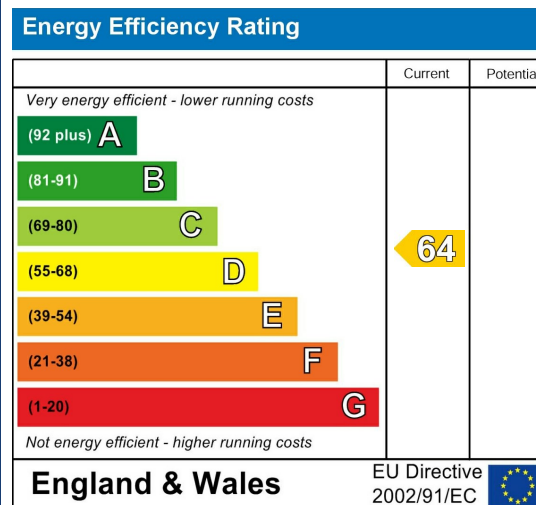
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Spacious en suite apartment in the popular West End of Lincoln. A bright generously sized room with tea station, under counter fridge freezer, and microwave. Good sized en suite bathroom.

All studios have access to a communal sitting room and full kitchen where two washer/dryers can be used. The rear garden has a communal picnic area and a bike under cover store accessible via the passage gate.

This studio is single occupancy only. Please contact us for permit parking availability as these are limited and only available on a first come, first served basis. Ground floor 12.62m<sup>2</sup> studio converted from a brick built Victorian terraced property of standard construction.

Gas central heating with individual studio temperature control.

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

The deposit payable on the first day of your tenancy is just **\*\*£200.00\*\*** per person along with the first months' rent.

The property comes furnished and includes utilities and associated building running costs, including TV licence, and Broadband. Utilities (gas, electric and water) are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement. Council tax is not included, and will be charged at £6.55 per week for any non-students.

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.

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

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