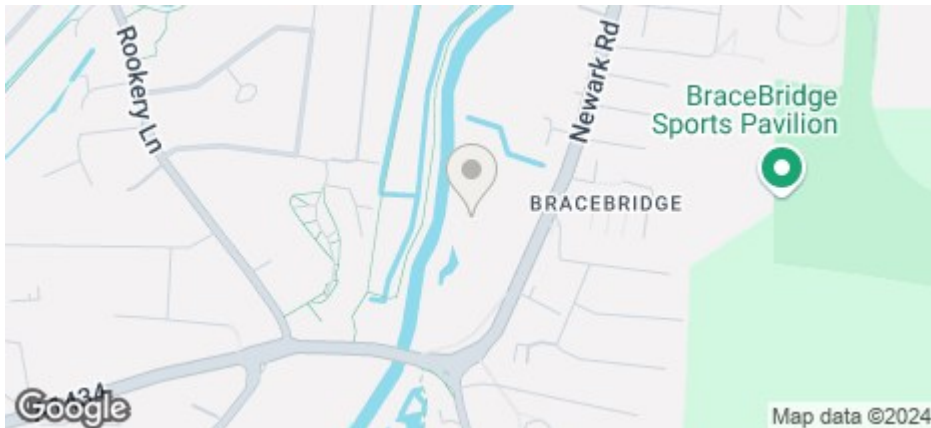




## 299 Newark Road, Lincoln, LN5 8PE

£695 PCM

COUNCIL TAX BAND: A



- One Double Bedroom
- Modern kitchen & shower room
- Shared Rear Courtyard
- PVCu Double Glazing
- Utilities included subject to fair usage policy: gas, electric, water & internet
- Ground Floor Flat
- On Street Parking in nearby area
- Gas Central Heating
- Council Tax Band A

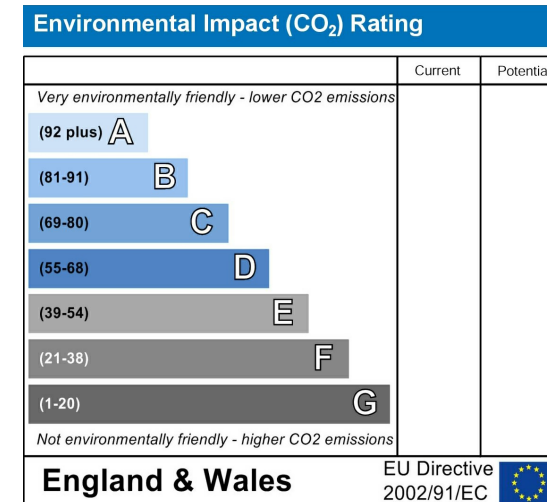
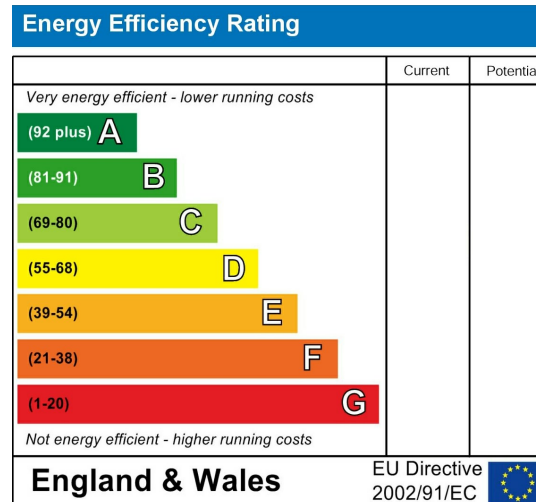
**Rights & restrictions**

Together with a right of way over the other moiety of the said passage or way for the Purchaser his servants workmen and others Subject to a right of way over the Southern moiety thereof for all purposes for the owners and occupiers for the time being of the four messuages Numbers 245, 247, 253 and 255 High Street aforesaid their servants workmen agents and others And subject also to a similar right of way for the owners and occupiers of Numbers 253 and 255 High Street aforesaid over and along a path running North and South across the gardens of the two messuages hereby conveyed and leading from the said passage to the rear of Numbers 253 and 255 High Street aforesaid the owners for the time being entitled to use the said passage each paying a rateable portion of the cost of keeping the same in repair."

NOTE: Numbers 245 and 247 High Street referred to are now known as 295 and 297 Newark Road and 253 and 255 High Street referred to is now known as 305 Newark 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>



An open plan ground floor apartment with modern fitted kitchen, including oven, hob and extractor hood. There is a good sized bedroom, and a contemporary shower room.

The property has been freshly painted and features new carpets for this let.

Gas, water, electricity & internet are included in the rent subject to a fair usage policy. On street parking in close area.

Gas central heating via a communal heating system. Heating can be controlled using the TRVs within the property.

Council Tax & TV licence are not included in the rent.

Contact our friendly team at Cloud Lettings today to find out more about our pre-application process for this property.

Call - 01522 802020

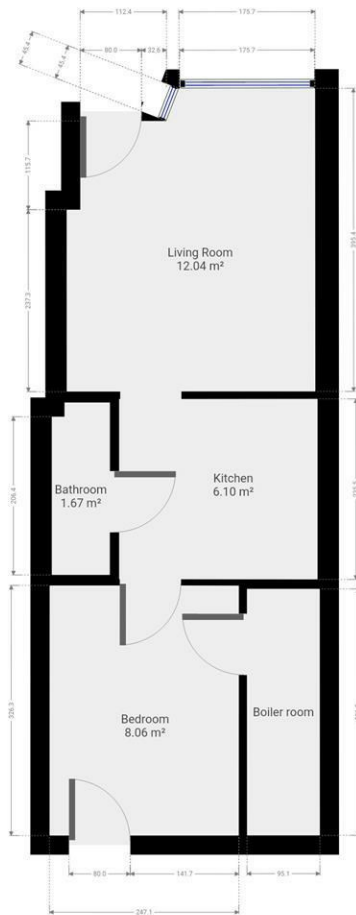
email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

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.

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.

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



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