

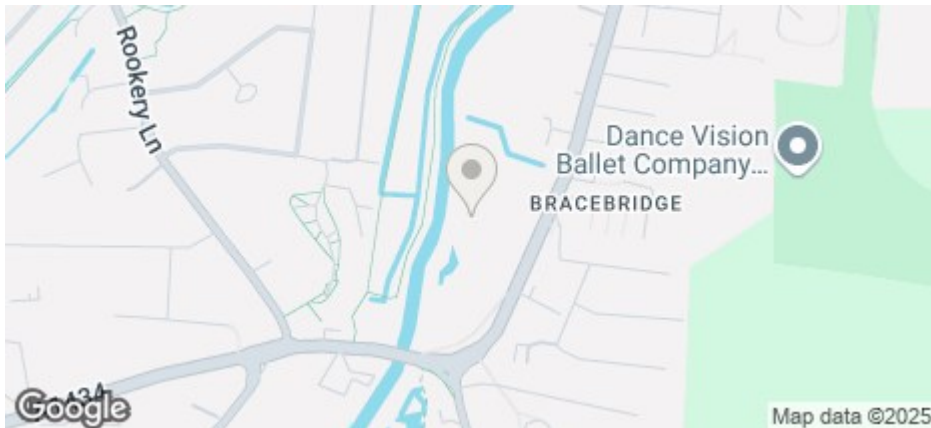


£595 PCM

COUNCIL TAX BAND: A



291 Newark Road, Lincoln, LN5 8PE



- One Bedroom Apartment
- White Bathroom Suite with Shower Cubicle, WC and Wash Basin
- Close to Amenities
- Spacious Living / Kitchen / Dining Space
- Modern Fitted Kitchen
- Ground Floor Apartment
- Electric Heating
- Council Tax Band A

Rights & restrictions

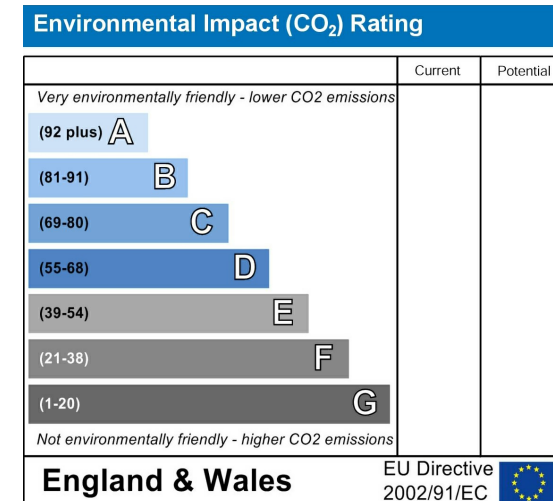
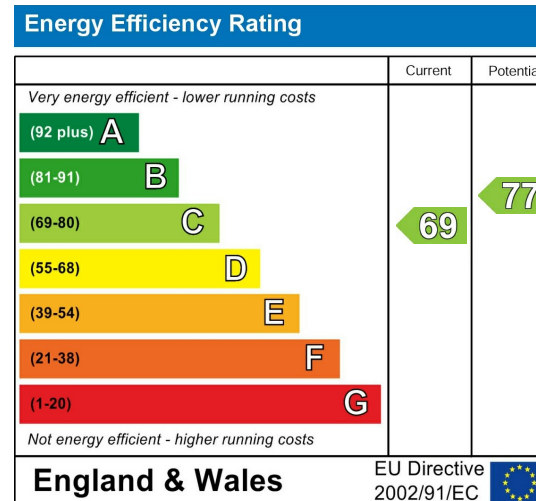
"TOGETHER with the right to and for the purchaser his heirs and assigns and the owner or owners occupier or occupiers for the time being of the hereditaments hereby conveyed (in common with the owner or owners occupier or occupiers for the time being of the premises adjoining on the North) to use the line of drainage pipes running through and under the said adjoining premises on the North and connecting the drains of the premises hereby conveyed with the main sewer in High Street aforesaid Together also with the right to and for the purchaser and his successors in title and the owner or owners occupier or occupiers for the time being of the hereditaments hereby conveyed their workmen agents and others at all times and for all tenantable purposes to pass and repass over the footpath coloured blue on the said plan on the South side of the message or

dwellinghouse and shop hereby conveyed leading to and from High Street aforesaid from and to the back of the said message or dwellinghouse and shop hereby conveyed subject nevertheless to the payment of a proportionate part of the cost and expense of repairing maintaining and reinstating such lines of drainage pipes and footpath respectively subject to a right to and for the owners or occupiers for the time being of the hereditaments and premises on the South side of the hereditaments and premises hereby conveyed to draw water from the pump on the hereditaments hereby conveyed at the spot marked "T" on the said plan and to use the pathway on the Southern boundary of the said hereditaments hereby conveyed from the spot marked "P" to the extreme Western boundary of the same Subject to his her and their contributing a just and proper proportion of the cost of repairing the said pump and pathway.

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>



The apartment is accessed by courtyard entrance set back from Newark Road. Internally the property comprises of entrance hall area, spacious lounge with open plan fitted kitchen, double bedroom and a modern shower room.

Don't forget to check out the 360 tour before you view! No parking included. Electric panel heaters.

There are a range of amenities within close proximity, including several super markets close by! The property also features good transport links into Lincoln City Centre.

The rear communal gardens are maintained by a regular gardener.

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

Text - 07954 143739

Call - 01522 802020

Email - info@cloudlettings.co.uk

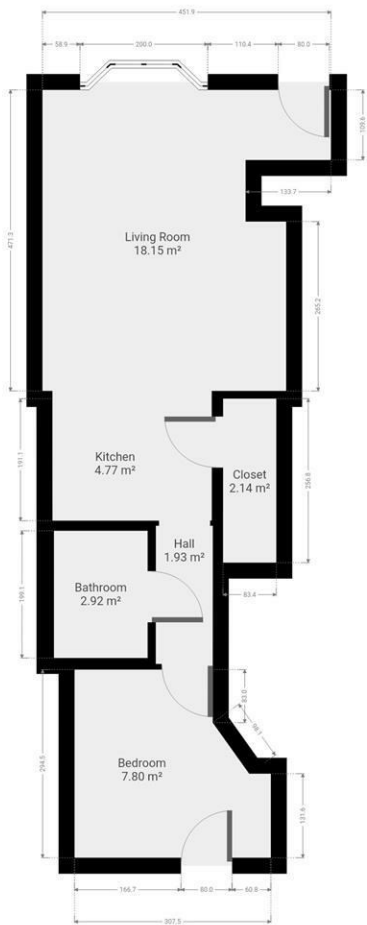
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For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

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<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.

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