



Studio 1, Apartment 2 71 Rasen Lane, Lincoln, LN1 3EZ

£197 Per Week

18th November 2024

- SUITABLE FOR PROFESSIONALS AND STUDENTS
- PARKING PERMIT GUARANTEED
- Private kitchen with own microwave, fridge freezer, kettle, toaster and sink.
- Access to additional communal facilities shared with only one other studio in the development.
- Available for November 2024
- BILLS INCLUSIVE RENT*
- Private en-suite with shower, basin and WC.
- Own washing machine
- Furnished with bed, chest, shelves, and clothes storage, plus TV and work station with seating.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

Viewings

Viewings by arrangement only. Email info@cloudlettings.co.uk or Call 01522 802020 to make an appointment.

Council Tax Band: **A**

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>

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>