

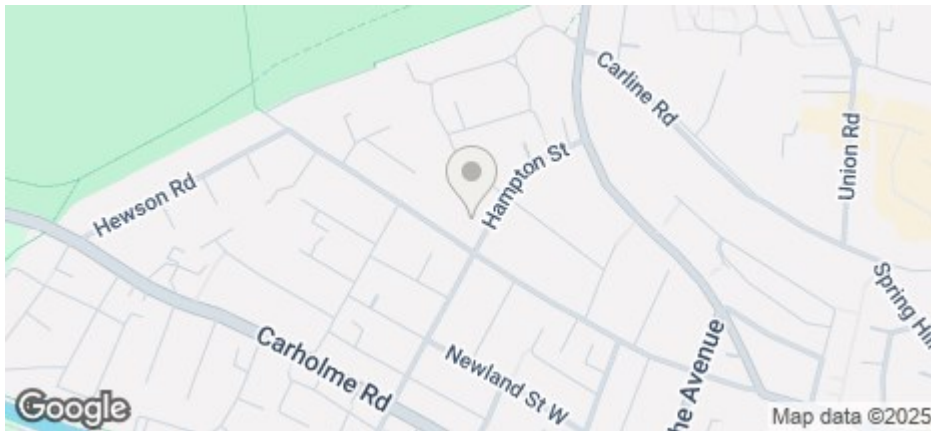


£542 Per Month

COUNCIL TAX BAND: C



## Room 3 70 Richmond Road, Lincoln, LN1 1LH



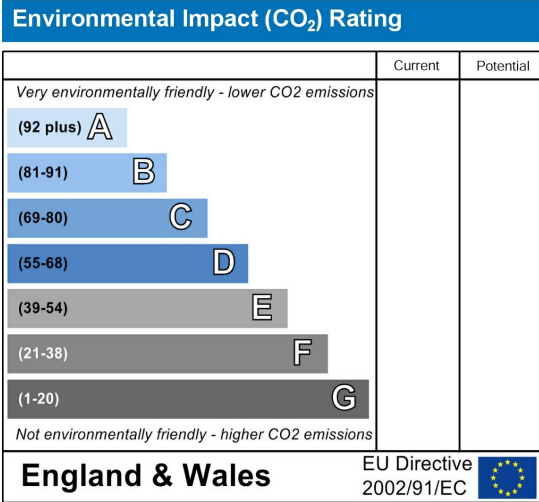
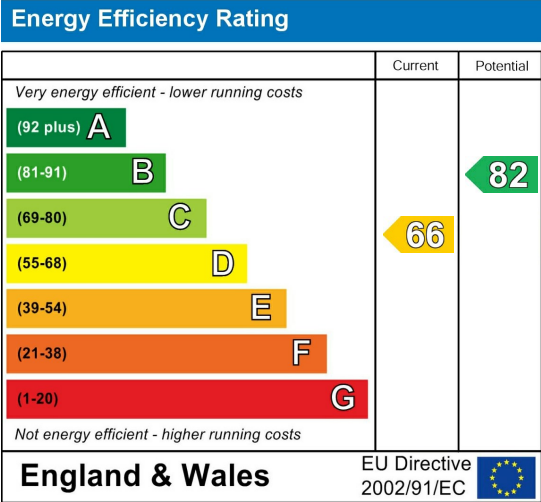
- Great West End Location for this ground floor room
- Council Tax Included
- En Suite Shower Room
- Single occupancy only
- Shared garden
- All Utility Bills Included - Gas Electricity Water Broadband + TV Licence
- Access to Shared Kitchen
- Tea making station in bedroom
- On site washing machine included in the rent
- Council Tax Band C

https://find-energy-certificate.service.gov.uk/energy-certificate/2159-3023-1209-1357-5204

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>



One spacious bedroom with en suite shower room is now available within this period property in the ever popular West End area of Lincoln.

The room is furnished with a bed and wardrobe, featuring an en-suite shower room with WC and basin, and a tea making station which includes a fridge, kitchen cupboard storage, sink and worktop. Also in the room is a wall mounted television. The room can be accessed via a private entrance from the rear garden.

Gas central heating, controlled by radiator TRVs in each room. No parking included.

The property comes with 24/7 access to a shared kitchen with cooking appliances. On site are washing laundry facilities for all tenants to use and all the residents benefit from access to a shared garden. The communal areas are cleaned fortnightly.

The rent is inclusive of the following utility bills - Gas, Water, Electricity, TV license, Council Tax and Broadband.

The deposit payable on the first day of your tenancy is just **\*\*£300.00\*\*** along with the first month's rent.

Don't miss out on this great property! Contact our friendly team at Cloud today to arrange your viewing:

- Text/WhatsApp – 07908528042
- Call - 01522 802020
- Email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

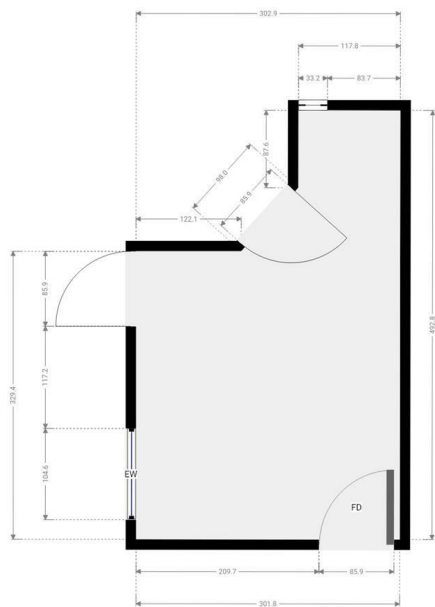
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Scheme.

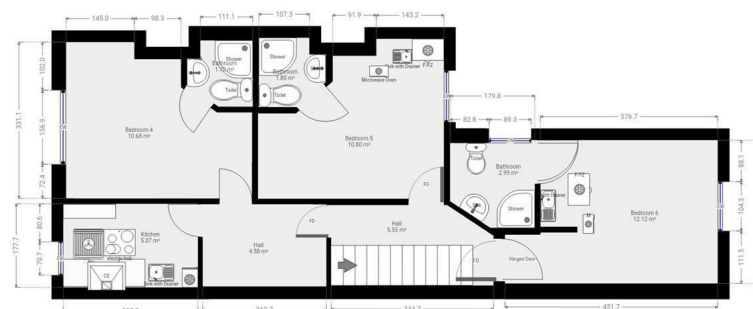
For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>.

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/>.

Occupancy of the property is subject to property licensing restrictions.



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.



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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