



3C St. Marys Street, Lincoln, LN5 7EQ

£1,100 Per Month

COUNCIL TAX BAND: A



- Modern one bed apartment
- No parking included
- Separate Toilet Room
- View the Virtual Tour
- Council Tax Band A

- Includes washer dryer & dishwasher
- En-Suite Shower Room
- Opposite the Train Station
- Price displayed is based on 1 or 2 tenants renting the property
- Available FEBRUARY 2025

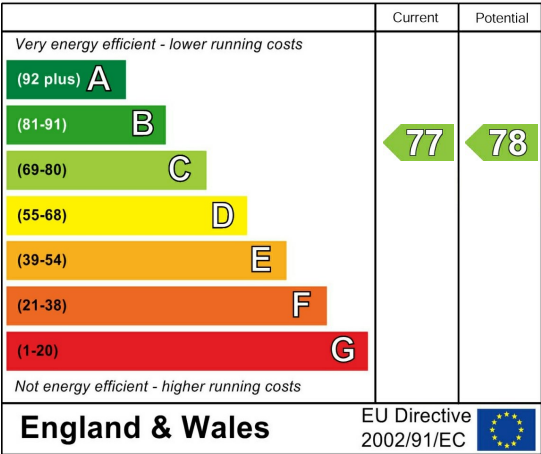
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

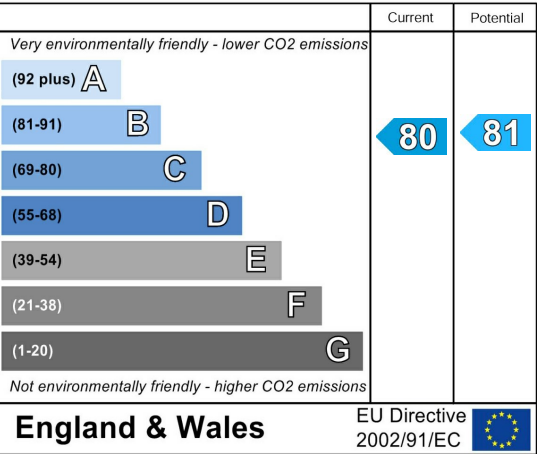
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



The apartment is located in the vibrant Cornhill area with its variety of bars, restaurants and transport hub all within close distance, as well as Lincoln University, the City Centre and historic Cathedral Quarter! The apartment has a modern and stylish finish. Plenty of stunning features and a spacious feeling to the accommodation spread over two floors. No parking included. Very close to transport links.

Gas central heating via communal heating system. Heating can be controlled via an individual thermostat for the apartment.

Price displayed is the total rent for the property per week, based on 1 or 2 tenants renting

The deposit payable on the first day of your tenancy is just **£400** along with the first four weeks rent, after this the rent can be paid in instalments that coincide with your student loan.

The property comes furnished and includes utilities - Water, Electricity, TV license and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement. Council Tax is not included.

Don't miss out on this great property! Contact our friendly team at Cloud today to arrange your viewing or book a slot online for a time convenient to you!

Call - 01522 802020

email - info@cloudlettings.co.uk

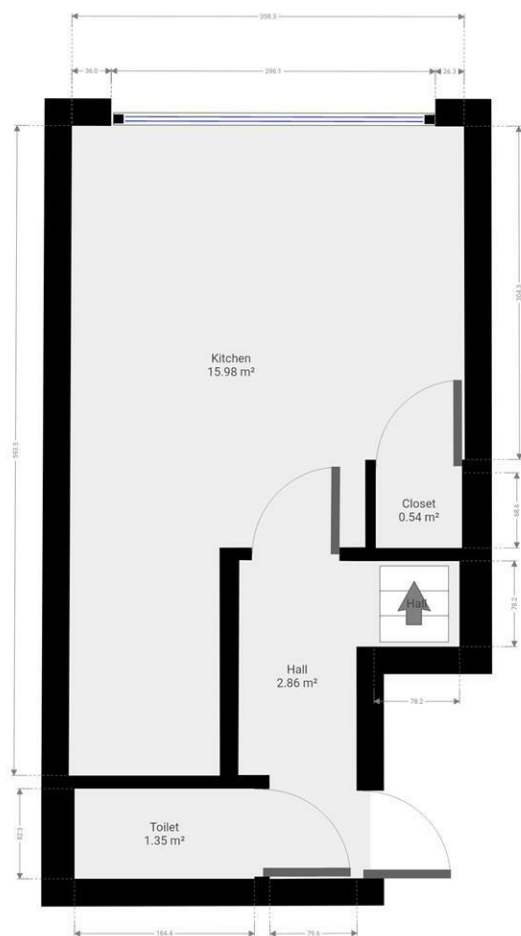
WhatsApp - 07908 557770

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.

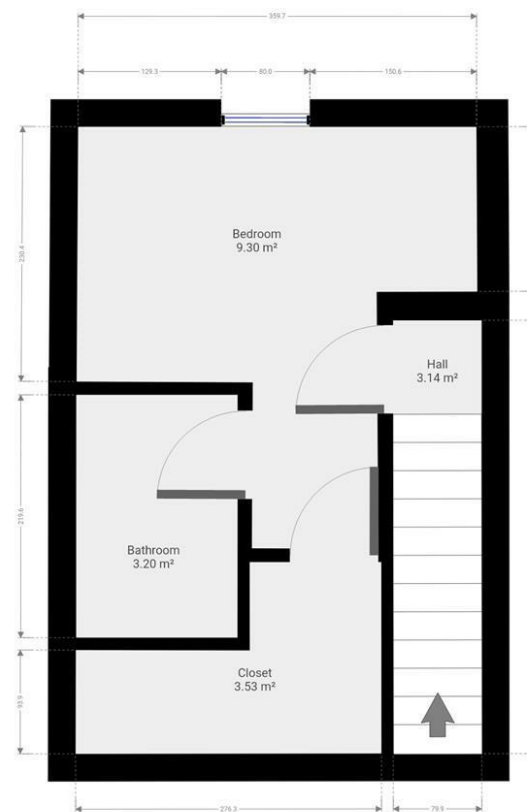
For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

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<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

Terms and conditions apply. Contact the office for more information.



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