



£750 PCM

COUNCIL TAX BAND: A



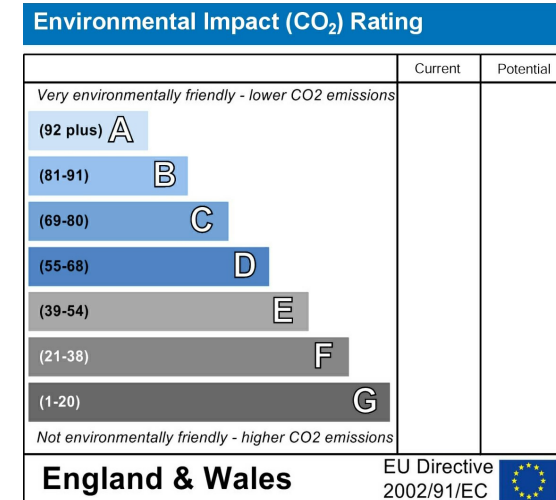
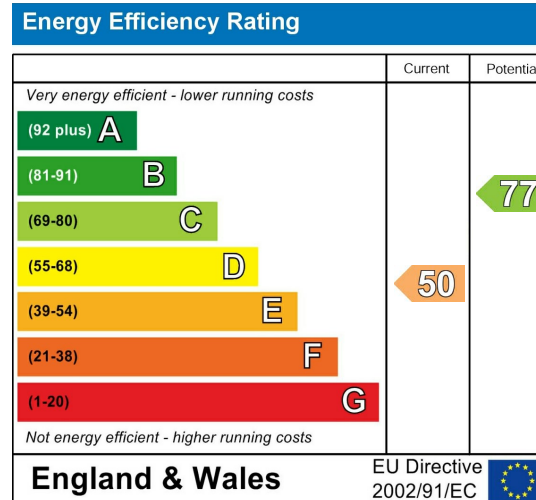
The Old Booking Office Station Approach, Saxilby, Lincoln, LN1 2HB



- Spacious two bedroom apartment
- Contemporary shower room
- One parking space included
- Council Tax Band A
- Modern fitted kitchen with open plan dining room
- Large lounge with dual aspect windows
- Popular village location
- Grade II Listed Building 1064073

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>



This unique two bedroom apartment is located in the popular village of Saxilby.

The apartment comprises of entrance alley way leading to entrance hall with chandelier style light fitting. From the hall the first bedroom is accessed, featuring dual aspect windows and an electric fire place. There is a spacious open plan kitchen lounge diner featuring a modern fully fitted kitchen.

Further is the second double bedroom with en suite shower room, which can also be accessed from the kitchen diner.

The apartment is located at Saxilby train station. The car park is owned by National Rail; each flat is allocated one leasehold car parking space which can be any available space.

The popular village of Saxilby is located 7 miles from Lincoln and has great transport links via the A57.

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

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.

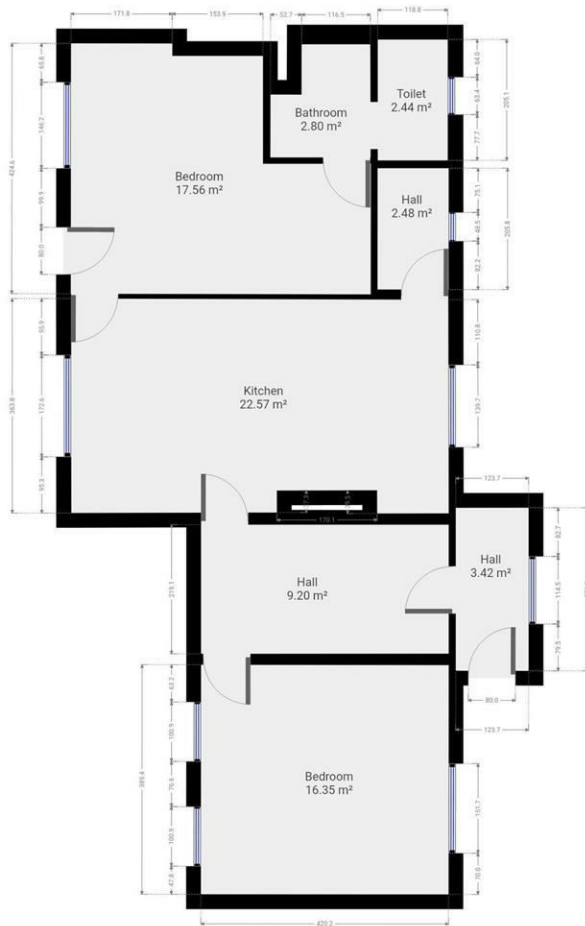
Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

Restrictions:

No access is allowed onto the platform at all other than for use of the railway.

The footprint of the building is the extent of the landlords ownership, other than car parking there is no allowance of any other activities.

Limited mobile network coverage has been noted in the area, check with your mobile provider or Ofcom. Please see 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