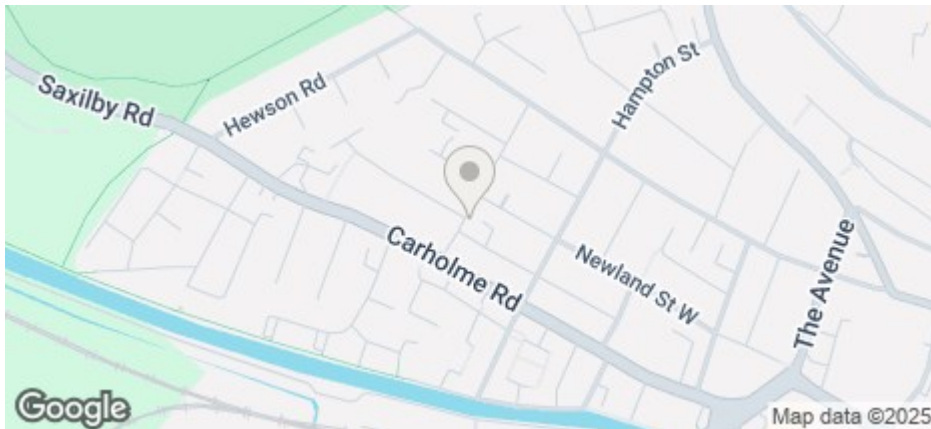




## Studio 1 5 Moor Street, Lincoln, LN1 1PW

£695 PCM

COUNCIL TAX BAND: A



- Modern and spacious Studio
- Utility Bills Included - Gas Electricity Water Broadband + TV Licence
- Kitchenette and Private Shower Room!
- Ground floor studio
- Great West End Location
- Council Tax Also Included
- Council Tax Band A
- One parking permit available through City of Lincoln Council permit scheme for a fee

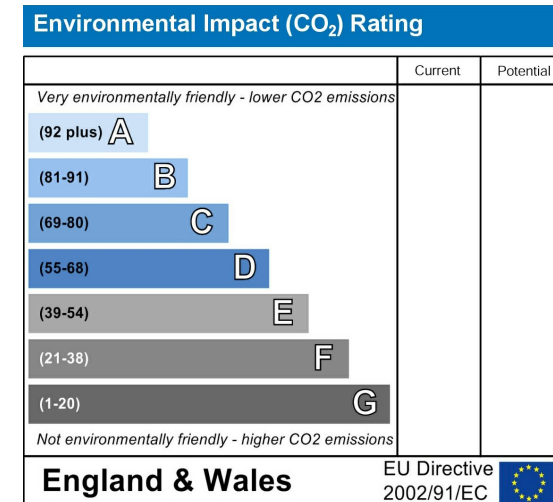
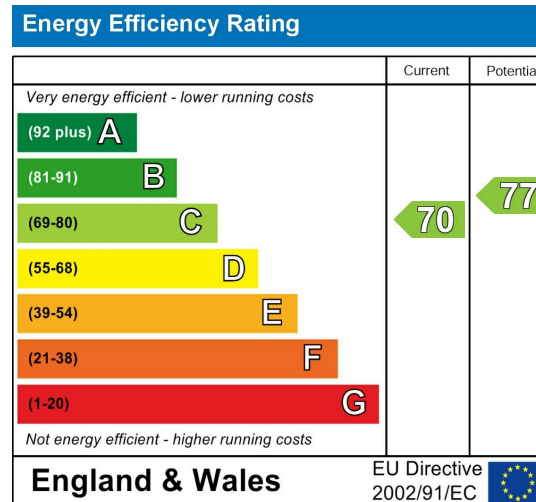
Planning permissions:

Ref. No: 2022/0733/HOU 3 Moor Street Lincoln Lincolnshire LN1 1PW Erection of single storey side and rear extension.

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 high quality studio is now available within this property in an ever popular area of Lincoln.

The accommodation on offer is of a high standard, with each studio having a kitchenette and access to a private bathroom. Each studio also benefits from a wall mounted television and well designed storage to compliment the modern design.

Situated in the popular West End of Lincoln and within close distance of all the city's amenities, the accommodation is fully furnished to an high standard. The rent is inclusive of the following utility bills - Gas, Water, TV license, Council Tax and Broadband.

One parking permit available through City of Lincoln Council permit scheme for a fee

Letting size - 17m2.

There is also access to shared laundry facilities including a dryer included, with fortnightly cleaning of the communal area. Communal facilities shared by 6 studio apartments.

Gas central heating via a communal heating system. Heating can be controlled using TRVs within the property.

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 – 07908528042

- Call - 01522 802020

- Email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

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

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/>.

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/>.

Planning permission / proposed developments: There are planning applications in the immediate locality; please see the brochure & contact City of Lincoln Council for further information.

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