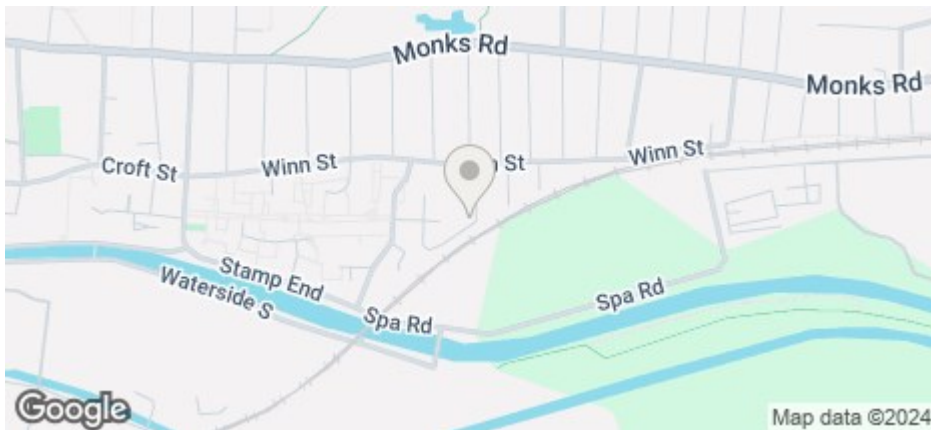




42f Winn Street, Lincoln, LN2 5EU

£550 PCM

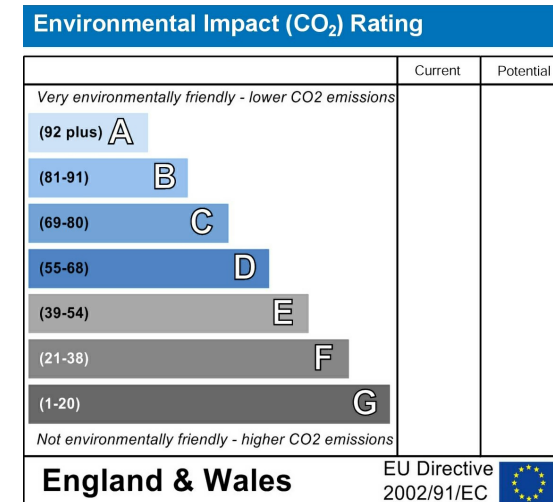
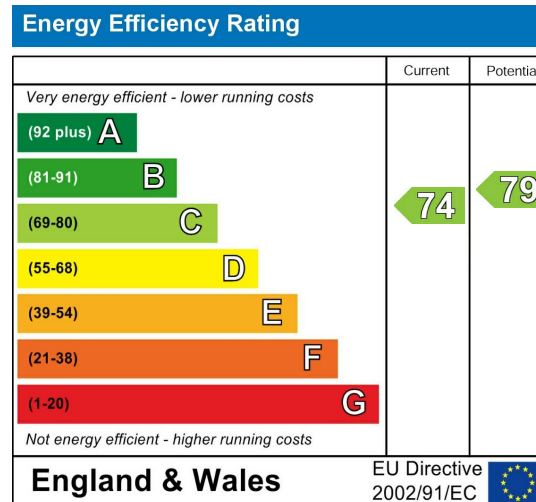
COUNCIL TAX BAND: A



- First Floor Apartment spread over two floors
- Electric Storage Heating
- One Bedroom
- Close to Lincoln Hospital
- Council Tax Band A
- Modern Shower Room
- Fully Fitted Kitchen
- Excellent City Location
- Permit parking available for a fee

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>



The property is accessed via a communal stairway, with the flat entrance on the first floor of the building. The flat internally comprises of entrance hall & the shower room, then stairs and landing leading to the good sized bedroom, open plan lounge and fully fitted kitchen.

The property benefits from a modern kitchen, and electric storage heating throughout.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee.

Contact our friendly team at Cloud Lettings today to find out more about our pre-application process for this property.

Call - 01522 802020

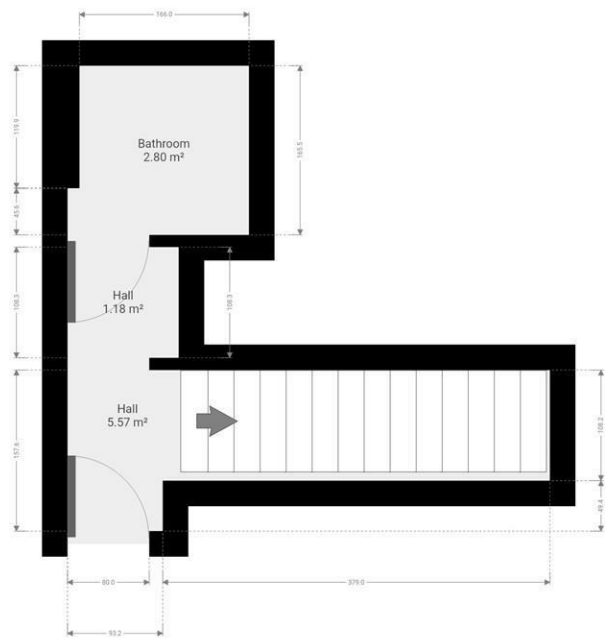
email - info@cloudlettings.co.uk

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.

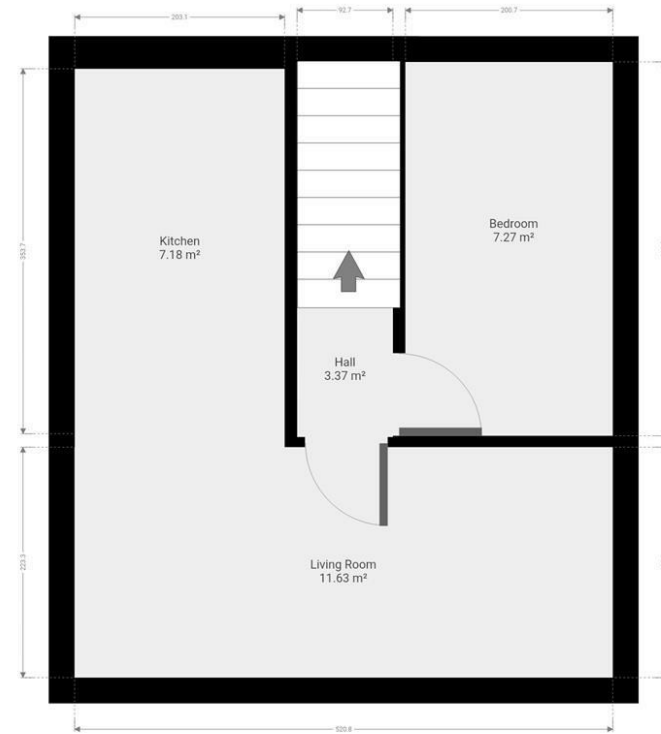
For further details of all tenancy fees, please see our website.

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 includes water rates; no other utility bills, internet, Council Tax or TV license payments are included.



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