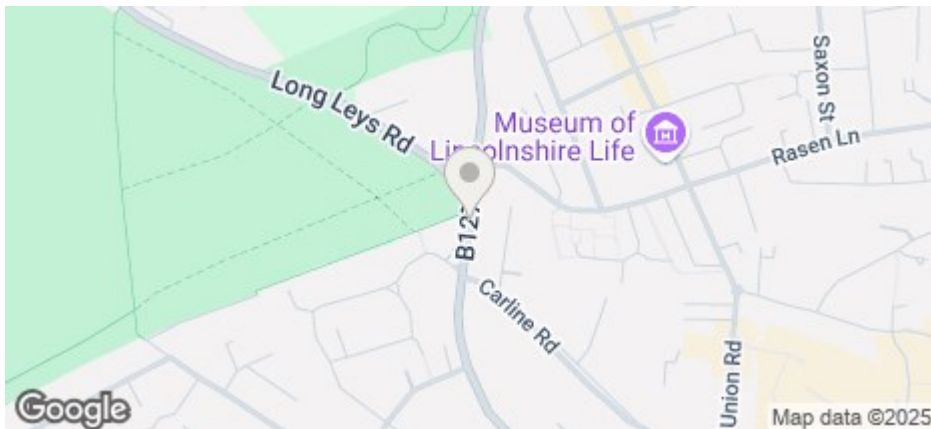




## Studio 2, 126 Yarborough Road, Lincoln, LN1 1HP

£182

COUNCIL TAX BAND:  
New Build



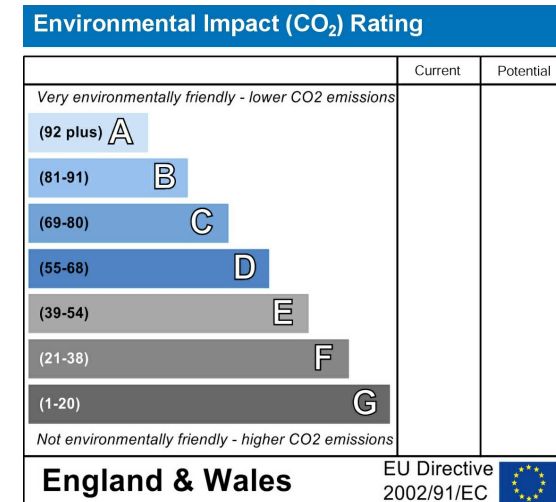
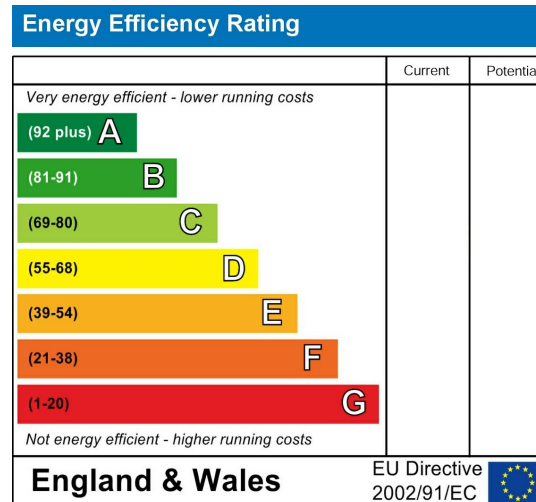
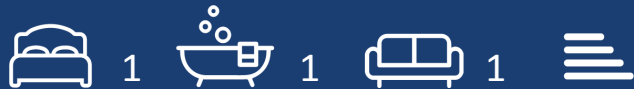
- SUITABLE FOR PROFESSIONALS AND STUDENTS
- BRAND NEW DEVELOPMENT
- Parking and bike storage (subject to availability)
- AVAILABLE AUGUST 2025

- BILLS INCLUSIVE RENT
- Private en-suite and private food preparation area.
- Fully managed property with no deposit to pay and no fees.

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>



Premium Studio on the West End/Uphill border, offered on a bills inclusive basis.

Private en-suite with shower, basin and WC.

Private food preparation area with own microwave, fridge freezer, kettle, toaster and sink.

In addition to their private studio facilities, residents have use of a purpose designed modern co-living kitchen and dining space (with two ovens, two hobs and dishwasher), a communal roof terrace, and separate communal laundry facilities (with three washers and three separate dryers).

Furnished with bed, chest, shelves, and clothes storage, plus TV and work station with low level seating. For resident comfort, multiple lighting options are available in each studio.

Parking may be available at this location (subject to availability at the time of booking the studio).

Covered bike storage may be available at this location (subject to availability at the time of use).

The following are all included in the rent:

- Bills inclusive rent.
- High Speed Fibre Internet included in the rent.
- Weekly cleaner for all communal areas included in the rent.
- Grounds maintenance included in the rent.
- On site washers and dryers included in the rent.

Remember studio living offers the following benefits:

- Fully managed property.
- No deposit to pay and no fees.
- Private en-suite and private food preparation area.
- Parking and bike storage (subject to availability).

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)

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/>.

Bills Inclusive Rent for this studio:

The Rent quoted INCLUDES television licensing and the charges (standing/fixed and usage) for water and sewerage, gas, electricity and broadband internet. The Rent quoted INCLUDES use of laundry facilities including dryers. The Rent quoted INCLUDES the cost of parking where an on street parking permit is supplied or where an off street parking space in the on site car park is allocated.

Council Tax for this studio:

Band: N/A

The Rent quoted EXCLUDES Council Tax. A contribution towards Council Tax of £4.02 per week / £17.42 per calendar month may be added to the Rent by the landlord if the tenant is not a student.

Parking for this studio:

On Street: The studio is in a controlled parking zone. The number of on street parking permits which are available at any time is limited.

Car Park: There is an on site car park with 10 spaces. The number of off street parking spaces in this car park which are available for allocation at any time is limited.

Parking Information will be confirmed before any viewing and availability reconfirmed before tenants make any commitment to rent.

Property Type and construction type:

First floor 12.11m<sup>2</sup> studio with access to additional communal facilities, converted from a brick built Victorian detached property of standard construction. The landlord has all the required documents and certificates which make the letting of the property lawful.

Utilities:

The Rent quoted INCLUDES the utilities and services listed above. There is a communal heating and hot water system. Tenants can control the temperature in their studio using the TRVs fitted. Tenants cannot change any of the utility suppliers including the broadband internet supplier.

Restrictions:

Occupancy of the property is subject to any local council planning and property licensing restrictions.

Studios are not a suitable size for families with children.

Studios may be a suitable size for couples. However occupation by couples is only permitted where this is expressly stated in the main advert wording, where both occupiers are named on the tenancy agreement, and may be subject to an additional cost of £10 per week added to the Rent by the landlord.

A tenant initially renting a studio on a single occupancy basis, may not be permitted (because of local council planning and property licensing restrictions) to move a partner in at a later date if their circumstances changed.

A tenant initially renting a studio without an on street parking permit may not be entitled to one (because of local council restrictions) at a later date if their circumstances changed. A tenant initially renting a studio without an off street parking space in the on site car park may not be entitled to one (because the number of off street parking spaces available for allocation is limited) at a later date if their circumstances changed.

Consent to keep a pet will be considered on a case by case basis and if permitted may be subject to an additional cost of up to £10 per week added to the Rent by the landlord.

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