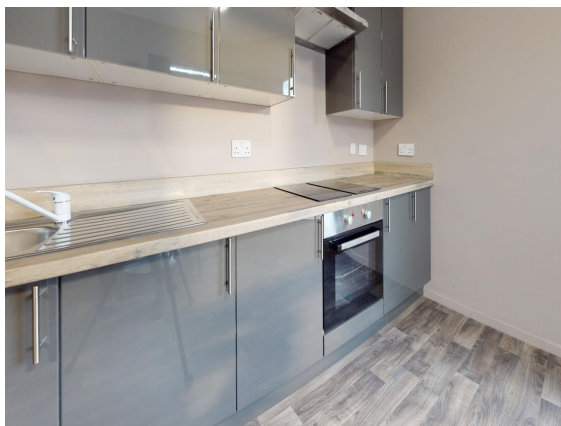


Livewithus

www.loc8me.co.uk



Water House

, Water Lane, Lincoln , LN1 1TY

Rental £100 Weekly

1 bedroom House available 17 July 2024

34 Carholme Road, Lincoln, , LN1 1ST
hello@livewithus.co.uk

01522 405648

Opening Times

Mon 08.30 - 17.00; Tues 08.30 - 17.00
Wed 08.30 - 17.00; Thurs 08.30 - 17.00
Fri 08.30 - 17.00; Sat 10.00 - 15.00; Sun Closed

* Furnished

Situation

NEWLY REFURBISHED STUDENT APARTMENT WITH EN-SUITE ROOMS! AVAILABLE FOR 24/25! - 5 double bedroom modern apartment - All ensuite rooms - Huge windows that boast the surrounding areas - City centre location, a short 5-minute walk into the campus! - Refurbished summer 2022 Get in touch for more details. LIVEWITHUS PERKS: Fully inclusive rent to include water, gas and electric TV Licence Wifi Contents Insurance LivewithUs community card - local discounts, exclusive giveaways, events & parties EPC - B Property Reference - 4223

Accommodation

All measurements are approximate.

Further Information

The deposit required is £750

The landlord is willing to rent this home to Employed

The landlord is willing to rent the property for a minimum of 11 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-18496

Creation Date: 07/07/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2024. Orange Living Limited Registered in England No. 06537787