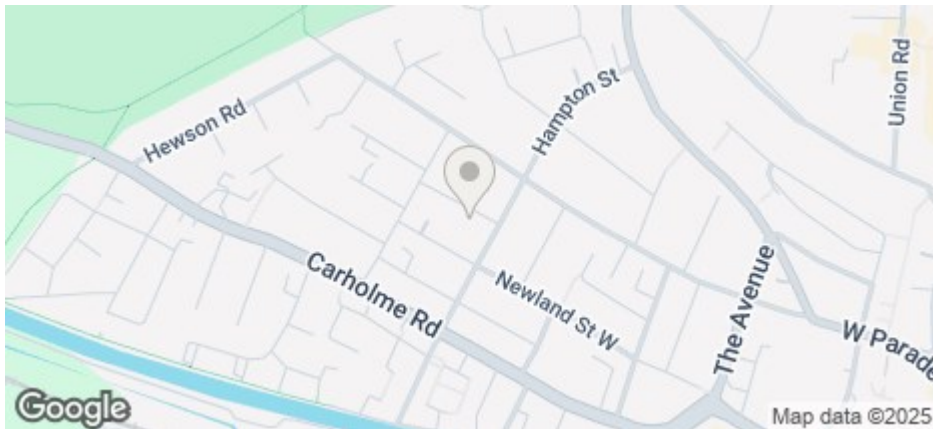




9 Allison Street, Lincoln, Lincs, LN1 1PX

£125 Per Week

COUNCIL TAX BAND: A



- Spacious double rooms
- Great West End location
- Furnished
- Close to City Centre
- Council Tax Band A
- Price displayed is per person based on 4 tenants renting the property
- Open plan living/dining/kitchen with tumble dryer & dishwasher
- Super-fast Virgin Media Internet 350Mbps download and 7Mbps upload!
- Two bathrooms
- Available for 25/26

Rights & restrictions

"TOGETHER ALSO WITH the right for the Purchasers (in common with the owner or occupiers for the time being of the adjoining property known as number 11 Allison Street Lincoln aforesaid shown edged green on the said plan) to pass on foot over and along the passageway shown coloured blue on the said plan forming part of the curtilage of number 11 Allison Street aforesaid the Purchasers and the owner or occupier for the time being of number 11 Allison Street aforesaid and their respective successors in title contributing equally to the cost of maintaining and repairing the soil of the said right of way AND TOGETHER ALSO WITH but EXCEPT AND RESERVED mutual rights of support in favour of and against respectively the property hereby conveyed and the said adjoining property the owners for the time of such properties contributing equally to the cost of such support."

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>

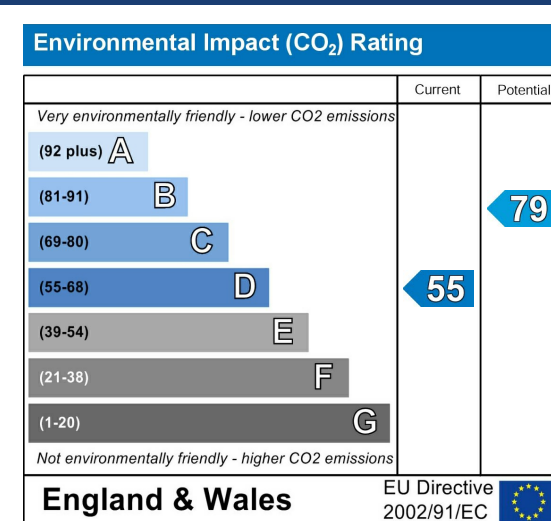
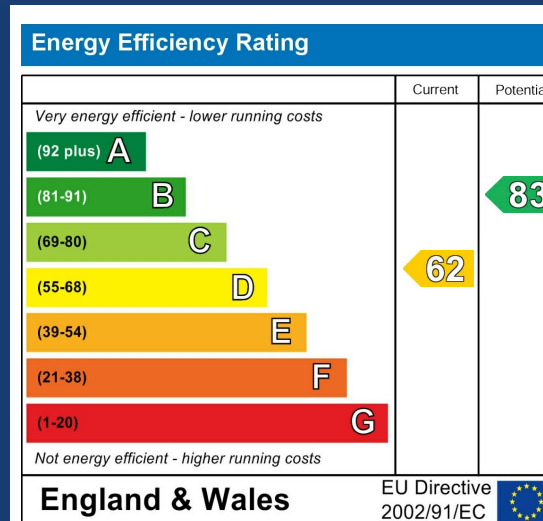
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Number of tenants per property	Gas Allowance (Kwh)	Electric Allowance (Kwh)*	Water Allowance (m3)
1	10000	3000	125
2	13000	3400	130
3	16000	4000	165
4	20000	5000	190
5	25000	6000	215
6	30000	7000	240
7	34000	8000	270
8	38000	9000	290
9	41000	10000	310
10	44000	11000	330

If there is no gas in the property (electric heating and hot water) the Electric Allowance Kwh is doubled.

The chart details the maximum usage allowance of gas, water, and electricity for a 50-week tenancy in accordance with the number of tenants for the property (should the tenancy term vary from 50 weeks, the allowance will be apportioned accordingly to cover the term of the tenancy). Should these figures be exceeded the Landlord reserves the right to levy a charge to cover the cost for the additional usage. It is the Tenants responsibility to monitor their own usage.



Fantastic West End location for this spacious house very close to the University. Includes an open plan lounge/diner and fully fitted kitchen, two bathrooms and six bedrooms. Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. Gas central heating.

6 bedrooms, available to groups of 4, 5 or 6!

Price displayed is as per person per week

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

The total rent due for the property will increase by £28.99 per week for any non-students (rental shares can be apportioned per tenant, meaning one or more tenants can contribute to this).

The deposit payable on the first day of your tenancy is just ****£200.00**** per person along with the first four weeks rent, after this the rent can be paid in instalments that coincide with your student loan.

The property comes furnished and includes utilities and associated building running costs, including TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

Don't miss out on this great property. Contact our friendly team at Cloud Lettings today to arrange your viewing or book a slot online for a time convenient to you!

Call - 01522 802020

email - info@cloudlettings.co.uk

WhatsApp - 07908 557770

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>

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/>.

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



NAME
9 Allison

DETAILS
Total area: 108.61 m²
Living area: 108.61 m²
Floors: 3
Rooms: 8

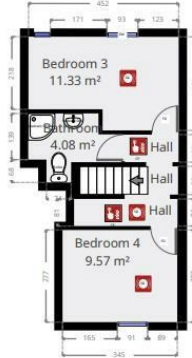
THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



▼ **Ground Floor** TOTAL AREA: 54.20 m² • LIVING AREA: 54.20 m² • ROOMS: 4



▼ **1st Floor** TOTAL AREA: 31.34 m² • LIVING AREA: 31.34 m² • ROOMS: 2



NAME
9 Allison

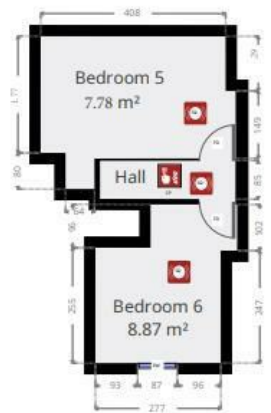
DETAILS
Total area: 108.61 m²
Living area: 108.61 m²
Floors: 3
Rooms: 8

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



▼ **2nd Floor**

TOTAL AREA: 23.07 m² • LIVING AREA: 23.07 m² • ROOMS: 2



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