

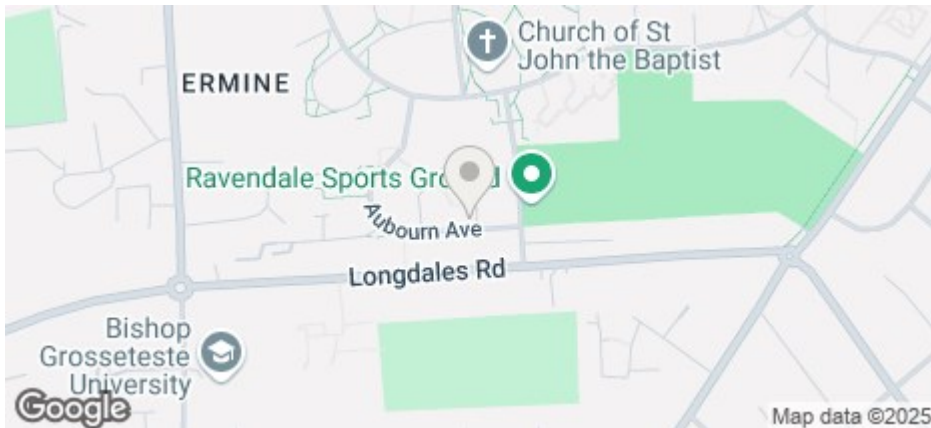


£90 Per Week

COUNCIL TAX BAND: C



## 49 Aubourn Avenue, Lincoln, Lincs, LN2 2JW



- One room available in this four bedroom property
- Furnished
- Close to BG University
- Bathroom and separate WC
- Council Tax Band C
- Price displayed is per person based on 4 tenants renting the property
- Off-street parking
- Modern kitchen and open plan lounge
- Short walk to the Bailgate
- Available for 25/26

**Rights & restrictions**

Any minerals lying more than two hundred feet below the surface of the property land, other than coal and mines of coal and other substances and rights, as have vested in the National Coal Board and associates, by means of underground workings or operations only without entering upon the surface of the land to win work get and remove said minerals and mineral substances hereby reserved in upon or under any adjacent or other lands." The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 8 August 1974 referred to in the Charges Register:- "TOGETHER WITH (a) full right and liberty for the Purchasers of the property hereby conveyed their associates at all times hereafter and for all purposes of access to or egress from the property hereby conveyed to go pass and repass along over and upon the road abutting upon the property.

(b) the right for the Purchaser in common with the Council and all other persons entitled thereto to the free passage and running of water and soil through the drains pipes and watercourses in under or upon the adjoining land forming part of the said Stores Park Estate and thence into the main sewer belonging to the Council AND ALSO the right for the Purchasers and their successors in title at all reasonable times in the daytime to enter upon the said adjoining land with or without workmen solely for the purpose of inspecting repairing cleansing and maintaining the said drains pipes and watercourses and to make good all damage caused to the surface of the said adjoining land without undue delay BUT EXCEPT AND RESERVING unto the Council or others the owners for the time being of the said adjoining land the free passage and running of water and soil through the drains pipes and watercourses in under or upon the property hereby conveyed. The Purchasers shall not erect or maintain or suffer to be erected or maintained upon the said property or any part thereof any public house hotel inn tavern or beershop nor use or permit the said property or any part thereof to be used as or for a public house hotel inn. The dwelling is only to be used as a dwelling and garage. The adjoining land is only to be used as a private garden. The boundary wall must be maintained by the Purchaser. Not to do anything upon the said property which might be or become a nuisance to the Council or others.

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>

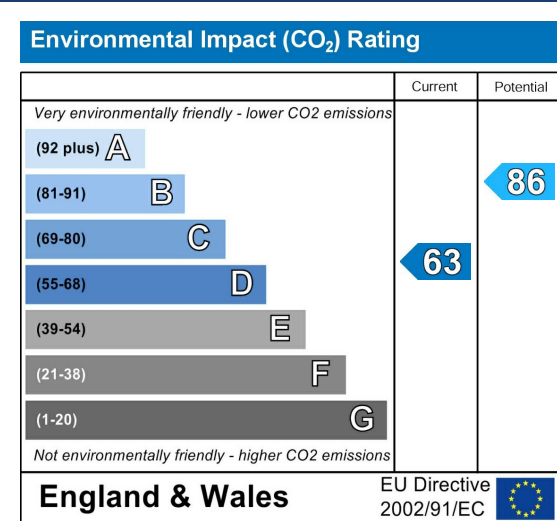
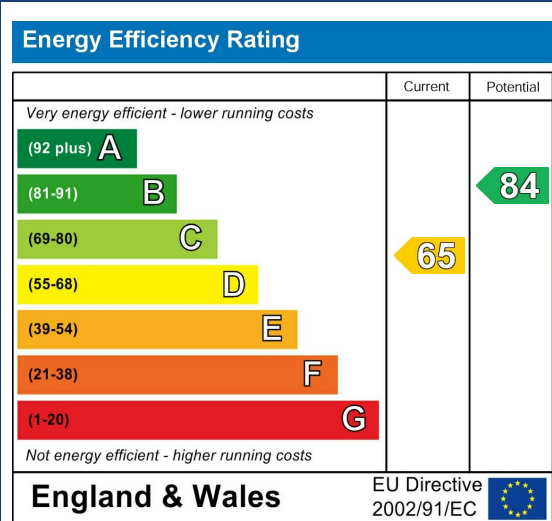
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



The property briefly comprises of open plan Lounge and Modern Kitchen, Bathroom and Separate WC and Four Bedrooms. The property stands in excellent order, having been recently refurbished throughout with a high specification kitchen finished to a superb standard. Driveway parking available. Gas central heating.

\*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 £38.65 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](mailto:info@cloudlettings.co.uk)

WhatsApp - 07908 557770

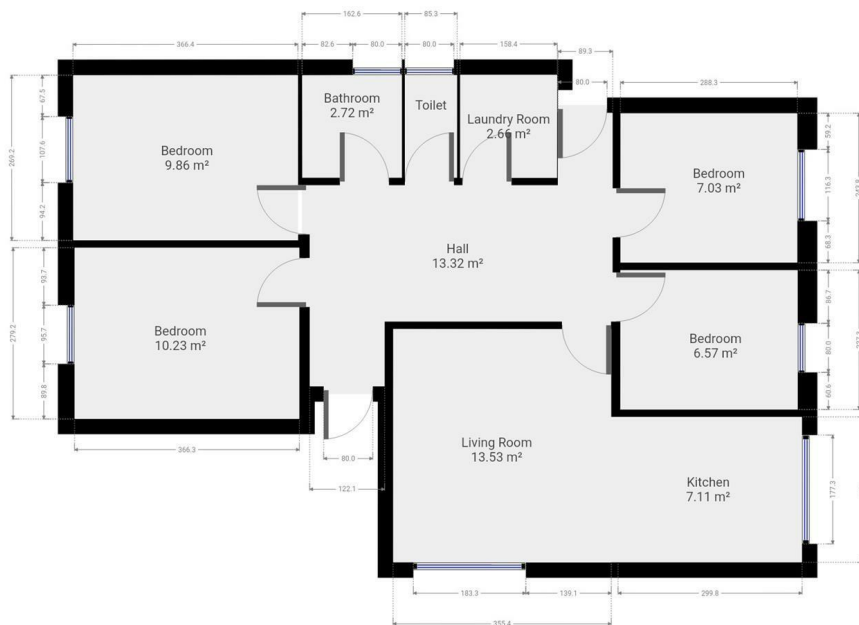
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property

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.



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.

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