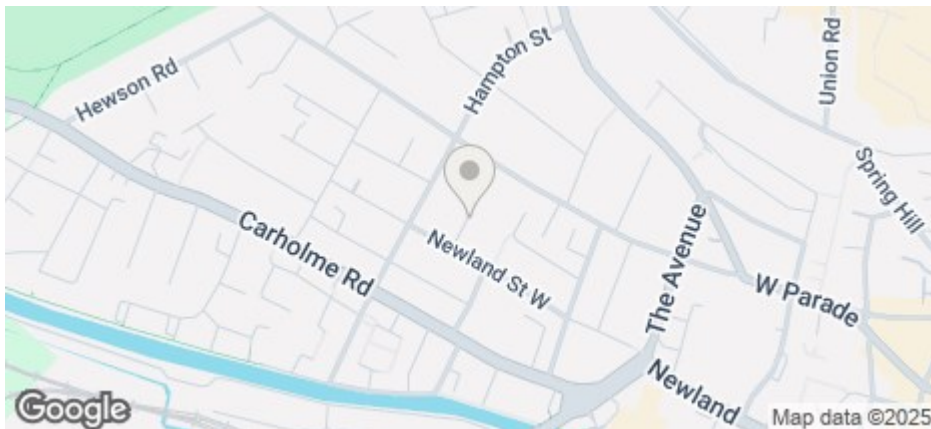




## 10 Charles Street West, Lincoln, Lincs, LN1 1QP

£105 Per Week

COUNCIL TAX BAND: A



- West End location
- Furnished
- Modern Kitchen
- Four double bedrooms
- Council Tax Band A
- Price displayed is per person based on 4 tenants renting the property
- Spacious rooms
- Near to the City Centre
- Close to University
- Available for 25/26

**Rights & restrictions**

"TOGETHER WITH a right for the Purchaser and her successors in title the owner or occupier for the time being of the property hereby conveyed and her or their servants and licensees to pass and repossess over the northern half of the said passage and a right for part of the bedroom belonging to the property hereby conveyed to extend over the northern half of the aforesaid passage and with a right of support therefor by the wall forming the southern boundary of Number 12 Charles Street West aforesaid SUBJECT TO a right for the owner or occupier for the time being of Number 12 Charles Street West aforesaid and his or their servants and licensees to pass over the southern half of the said passage included in the property hereby conveyed and a right for part of the bedroom belonging to Number 12 Charles Street West aforesaid to extend over the southern half of the passage and with a right of support therefor by the wall forming the northern boundary of the property hereby conveyed TOGETHER WITH and SUBJECT TO and RESERVING (as the case may be) all rights of drainage and other rights and easements now used and enjoyed or suffered by and between the property hereby conveyed and the adjoining properties now or formerly of the Vendor being Numbers 12, 14 and 16 Charles Street West aforesaid

3. (a) The aforesaid passage and all pipes drains and other matters used and enjoyed in common by the property hereby conveyed and the adjoining properties now or formerly of the Vendor Numbers 12, 14 and 16 Charles Street West shall continue to be so used and enjoyed and shall be repaired maintained and cleansed at the joint and proportionate expense of the persons entitled to use the same and (b) The walls and fences dividing the dwellinghouse yard and garden hereby conveyed from the adjoining dwellinghouse yard and garden of Number 12 Charles Street West shall be party walls and fences and repairable and maintainable accordingly"

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>

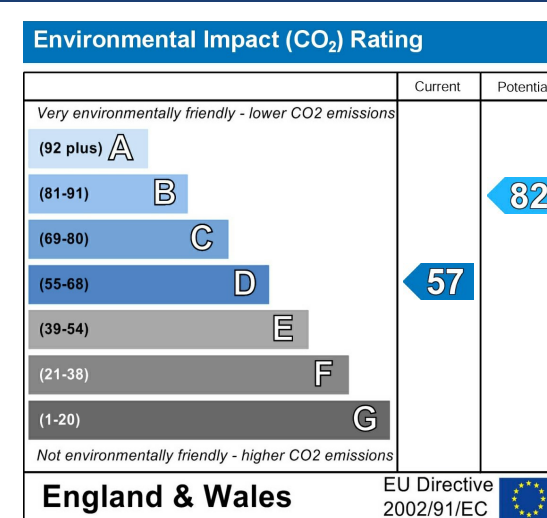
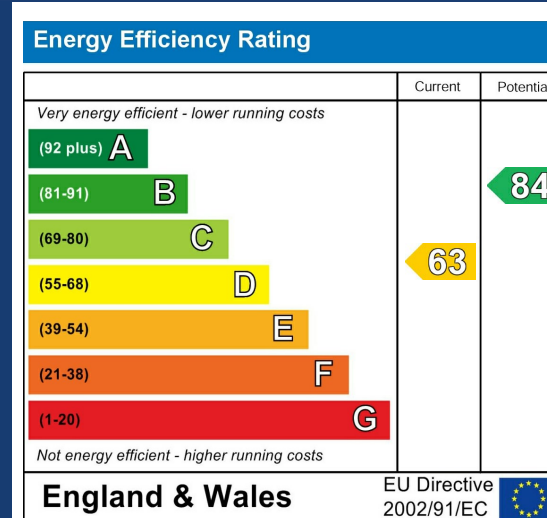
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Great West End location for this four bedroom house very close to the University. The property includes an open plan lounge/diner and fully fitted kitchen, and four double rooms. Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. 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 £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](mailto:info@cloudlettings.co.uk)

WhatsApp - 07908 557770

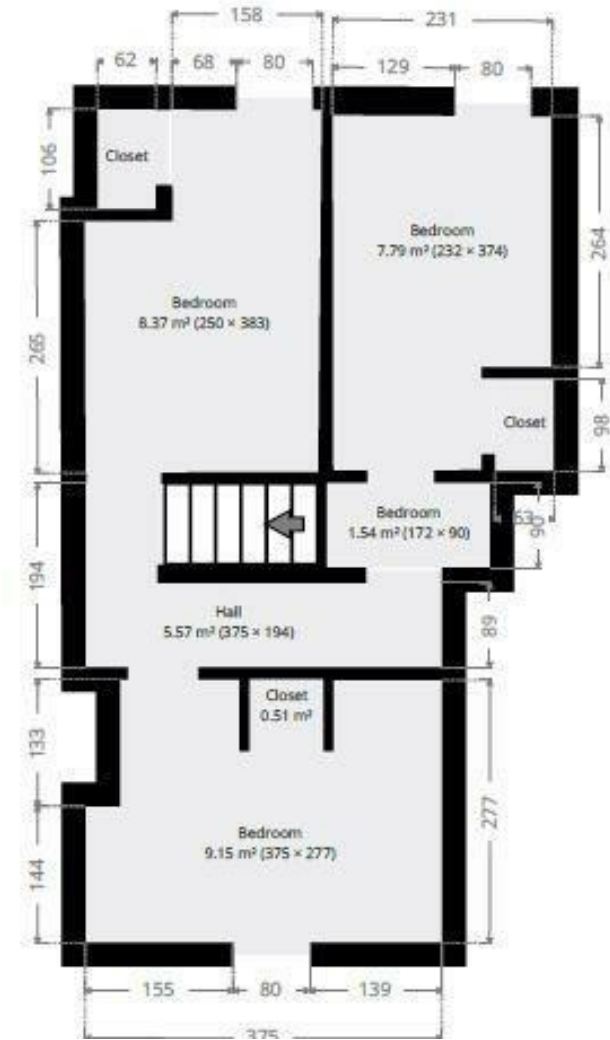
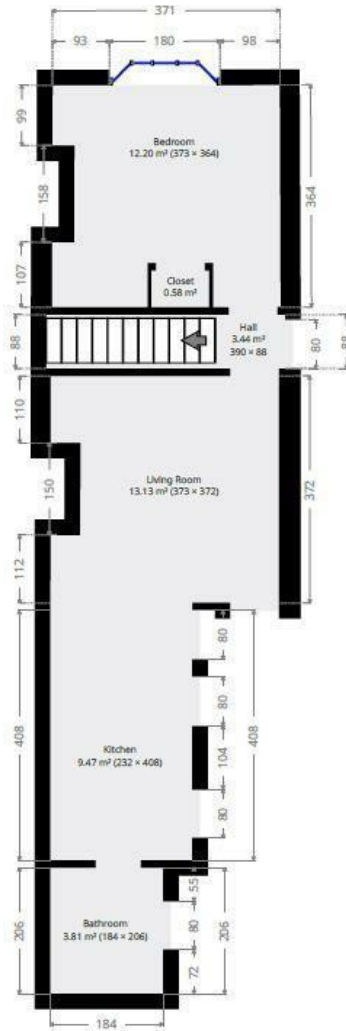
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme.

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.



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