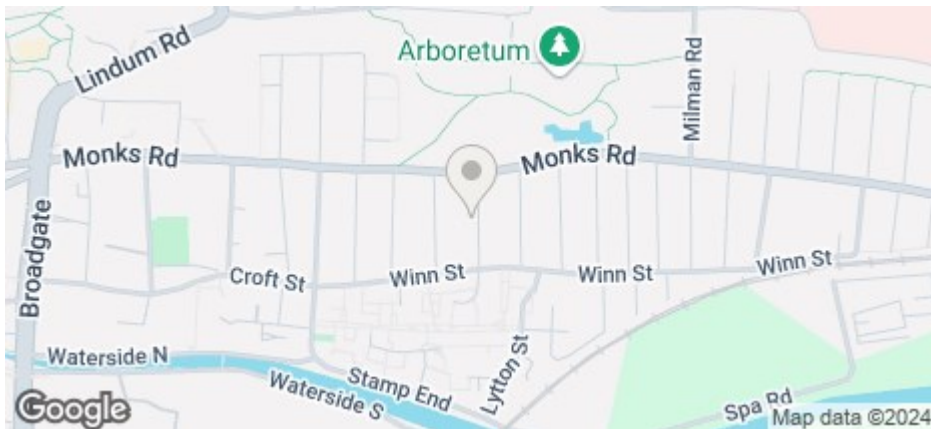




16 Claremont Street, Lincoln, LN2 5BN

£125 Per Week

COUNCIL TAX BAND: A



- 2 en-suite shower rooms and 2 shared bathrooms
- Large modern kitchen
- Permit parking available
- Spacious accommodation over three floors
- Council Tax Band A
- Price displayed is per person based on 4 tenants renting the property
- Close to Lincoln Uni, College and Hospital
- Deposit only £200pp
- Spacious rooms
- Available for 25/26

Rights & restrictions

"Together with a right for the owner and occupier to use the drain running through on the South side of the above described and into the main sewer in Claremont Street aforesaid as now used and enjoyed in common with all other persons together with the right of user for the like persons of the water pipe running through and under certain messuages and hereditaments on the North side of the messuage and premises intended to be hereby conveyed and into the main water pipe in Claremont Street to use the water pipe running through and under the said messuage and hereditaments.

The said drain and water pipe shall be maintained and kept in repair at the joint and equal expense of the respective owners for the time being of the messuages and hereditaments entitled to use the same respectively according to the number of houses and using the said drain and water pipes respectively"

"it is hereby declared that the wall dividing the messuage and outbuildings hereby granted and conveyed from the adjoining messuage and outbuildings on the Northern side thereof and the wall dividing the messuage hereby granted and conveyed from the adjoining messuage on the Southern side thereof are respectively party walls and shall forever hereafter be repaired and maintained accordingly And the Southern garden wall of the messuage and hereditaments hereby granted and conveyed belongs to the said Harry Griffin"

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>

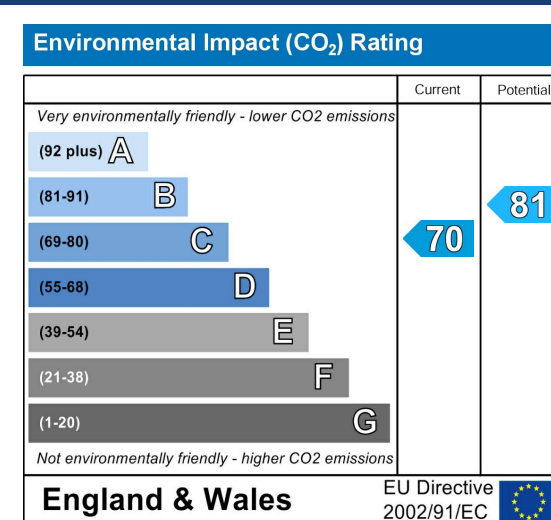
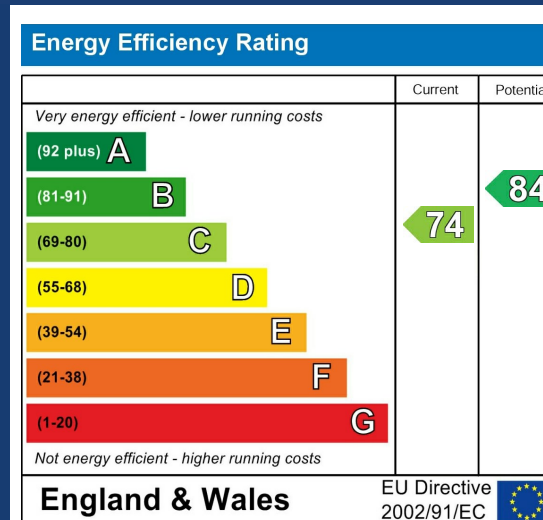
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



Four bedroom student accommodation located close to the City Centre, and walking distance to Lincoln University, with additional spare room! 4 bathrooms, with 2 of them en suite.

Includes a lounge with breakfast bar and a spacious modern kitchen! Close to the Arboretum, large greenspace in the heart of the City.

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 £28.09 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. 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>

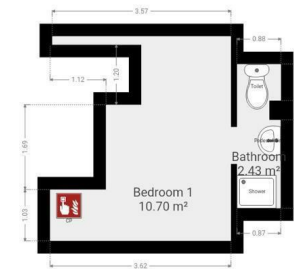
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:

<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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



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.



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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