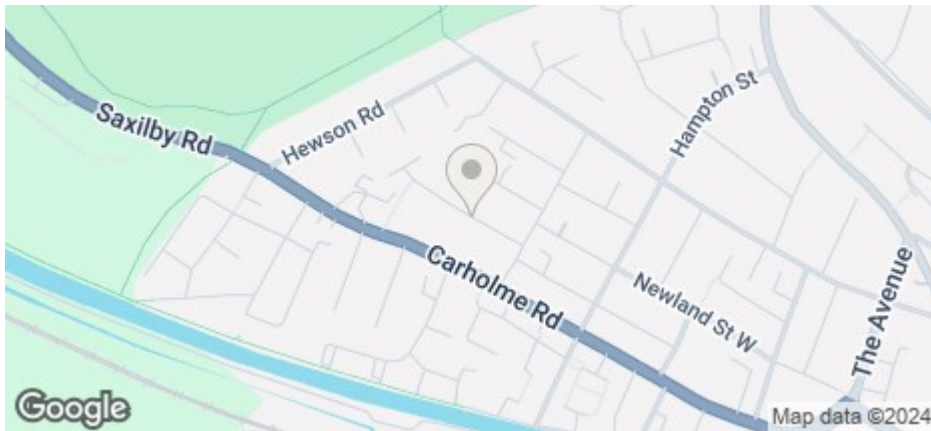




## 24 Drake Street, Lincoln, Lincs, LN1 1PP

£112 Per Week

COUNCIL TAX BAND: A



- Great West End location
- All bills included and fully furnished!
- Two shower rooms!
- Wall mounted TV
- Council Tax Band A
- Price displayed is per person based on 5 tenants renting the property
- Deposit only £200pp
- Permit parking available from Lincoln Council
- Close to University
- Available for 25/26

## Rights and restrictions

TOGETHER with full right and liberty for the Purchasers and their successors in title the owner or owners and occupiers for the time being of the property hereby conveyed and all persons authorised by them in common with all other persons similarly entitled (a) to pass and repass over and along that part of the said passage as is built over by a room or rooms on the first floor of the said adjoining property Number 26 Drake Street aforesaid and (b) to use the line of drainage pipes lying under the said passage and connecting with the main sewer in Drake Street aforesaid AND TOGETHER ALSO WITH all such easements quasi easements or privileges in the nature of easements now or usually enjoyed by the property hereby conveyed under over through or from all or any part of the said adjoining property Number 26 Drake Street aforesaid BUT SUBJECT to similar rights as heretofore used and

enjoyed for the owner or owners and occupiers for the time being of the said adjoining property Number 26 Drake Street aforesaid over and along that part of the said passage as is hereby conveyed and the right to use the line of drainage pipes lying under the said passage and all such easements quasi easements and privileges in the nature of easements as are now or usually enjoyed by the said adjoining property Number 26 Drake Street aforesaid under over through or from the property hereby conveyed. SUBJECT to the payment by the Purchasers of a half share of the cost of cleansing repairing maintaining and reinstating from time to time the subjects of common user serving jointly the said two properties.

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>

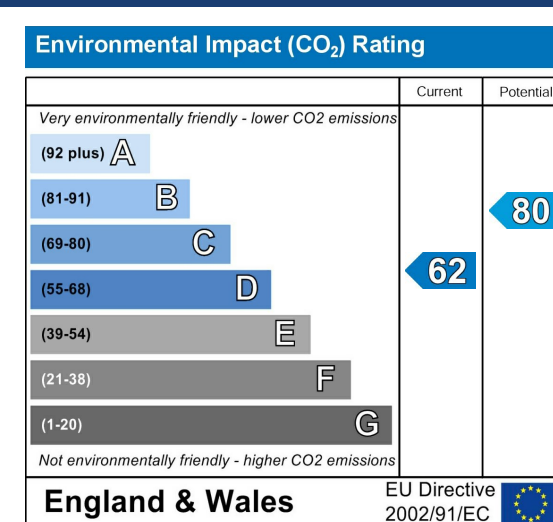
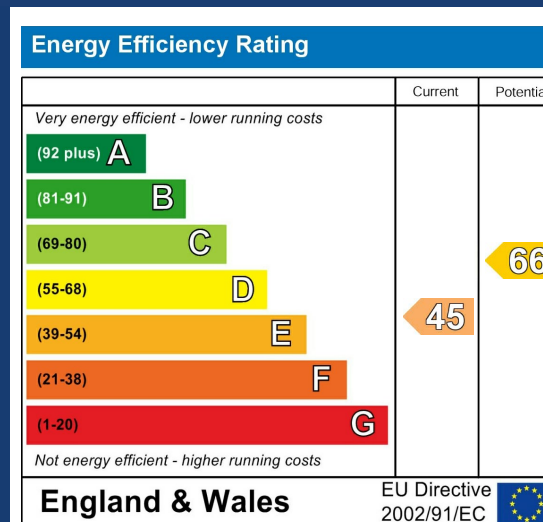
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



Conveniently located within walking distance of the University, in the popular West End! The property comprises of five double rooms, a modern fully fitted kitchen with spacious lounge, and two shower rooms. Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. Gas central heating.

