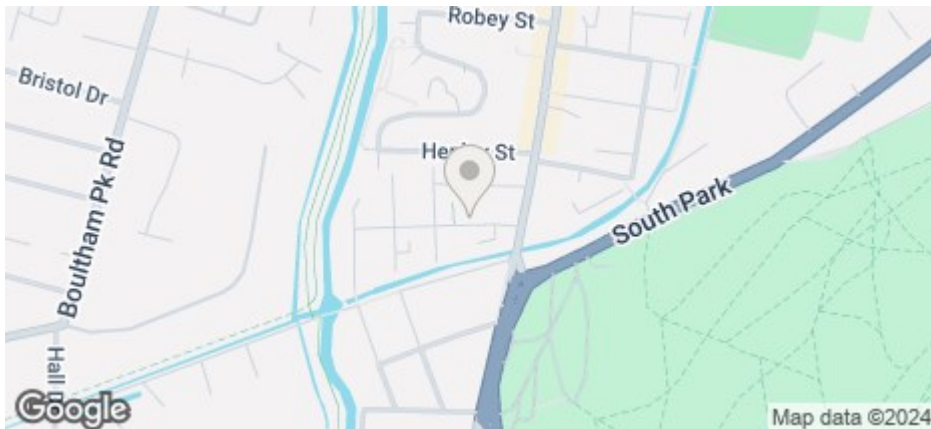




## Studio 35 Fitzwilliam Place, High Street, Lincoln, Lincs, LN5 8BG

£180 Per Week

COUNCIL TAX BAND: A



- Contemporary Studio
- Communal laundry room
- Super-fast Virgin Media Internet
- Exclusive to Students
- Close to University of Lincoln & City Centre
- Furnished with Fitted Storage and Appliances
- Deposit only £400
- 4th Floor Studio
- Council Tax Band A
- Available for 25/26

**Rights & restrictions**

The right of way on foot and/or with vehicles where appropriate (in common with the Landlord, the Management Company and all others entitled to the like right) over and along such of the Estate, the Building and the Common Parts as is necessary to obtain access to and egress from the Property and the right to use the Common Parts subject to such regulations as the Landlord and the Management Company may from time to time make provided always the Landlord and the Management Company shall have the right temporarily to close or divert any of the Common Parts subject to leaving available reasonable and sufficient means of access to and egress from the Property 2. The right at reasonable times except in the case of emergency and whenever possible on giving reasonable notice to enter any other part of the Building and/or the Estate for the purpose of executing works of repair decoration reinstatement replacement renewal alteration addition or improvement to or upon the Property the work being done with reasonable despatch causing as little disturbance as possible and making good any damage caused 3. The right of support shelter and protection for the Property from all other parts of the Estate and the Building 4. The free and uninterrupted right of use passage and running of soil water electricity and other services in common (where appropriate) with all others using them from and to the Property through the Service Media now or within the Perpetuity Period during the Term constructed in or under any part of the Estate and/or the Building and serving the Property 5. The right to use the communal refuse bin or bin area (if any) for disposing of household waste

1. Not to use the Property otherwise than as student accommodation. Not to do anything on the Property or the Building or on the rest of the Estate which may cause annoyance, nuisance, damage or inconvenience to the tenants or occupiers of the other Apartments or any adjoining or neighbouring property or to the Landlord which may prejudice the character or value of the Building as residential apartments

2. Not to change the external appearance of the Building or the Property (whether that external appearance be to the outside world or the interior of the Building) nor make any structural alteration to the Property or the Building without first obtaining the written consent of the Management Company 3. Not to display any poster, advertisement, notice or other writing of any description so as to be visible outside the Property 4. Not to erect or allow to be erected any board, sign or notice advertising the Property for sale or to let on the Building or any other part of the Estate except in a form and position approved by the Management Company, such approval not to be unreasonably withheld 5. Not to overload or strain any part of the Property or the Building or set up any machinery or apparatus thereon other than the usual domestic appliances To clean the inside and the outside of all inward-opening windows in the Property and also the internal and external surfaces of any sliding or French doors to any terrace at least once every month 6. Not to keep any animal or bird in the Property without the prior written consent of the Landlord (which consent may be withdrawn) Not to litter the Common Parts and to deposit all rubbish and litter only in the refuse bin areas provided. No noise, music or singing whether by instrument, voices, wireless, gramophone, television or other means neither any dancing nor any avoidable noise may be allowed in the Property so as to be audible outside the Property between 11.00pm and 8.00am or so as to be audible outside the Property at other times if any occupier of another Apartment objects. Nothing may be deposited or left in or on the Common Parts and no broom carpet mat rug or other article may be beaten or shaken in these areas or out of the windows or over any terrace of the Property or any other part of the Building or invitees friends servants or employees of the Tenant or their children be allowed to play in these areas nor may these areas be in any way obstructed or unreasonably soiled

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>

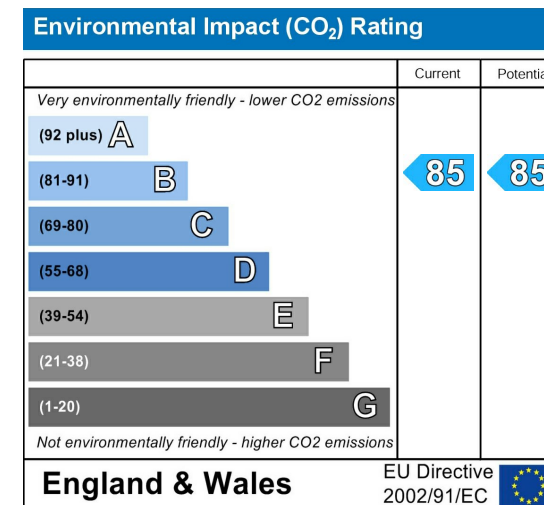
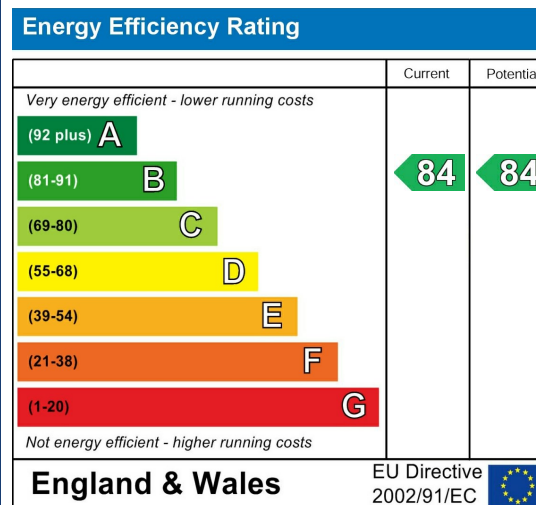
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



A modern studio apartment situated in a central location just off the High Street in a well lit area!

Located on the top floor of the 4 storey building; each studio comes furnished, and offers a kitchenette, study area, bed and en-suite shower room. The building also features a communal laundry room.

No parking included. Electric heating.

Fitzwilliam Place is a student-only secure studio block within walking distance of the University of Lincoln and the City Centre shops and restaurants. The studios are strictly single-occupancy and are only available to students.

There is on-street parking available in the areas surrounding this property.

\*Price displayed is the total rent per week for the studio, based on 1 tenant renting\*

The deposit payable on the first day of your tenancy is just **\*\*£400\*\*** 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 - Water, Electricity, TV license and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement. Council Tax is not included.

Registered with the City of Lincoln Trusted Landlord Scheme, the property comes furnished and includes utilities - Gas, Water, Electricity, TV license 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 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)

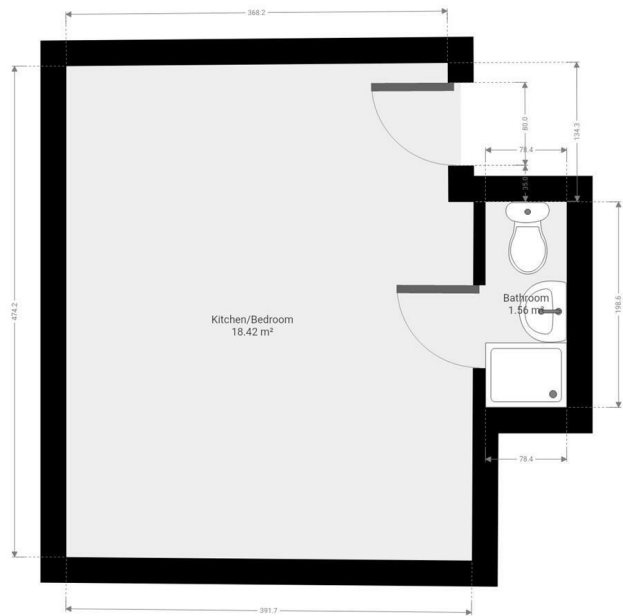
WhatsApp - 07908 557770

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-cloud-lettings/tenancy-fees/>

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