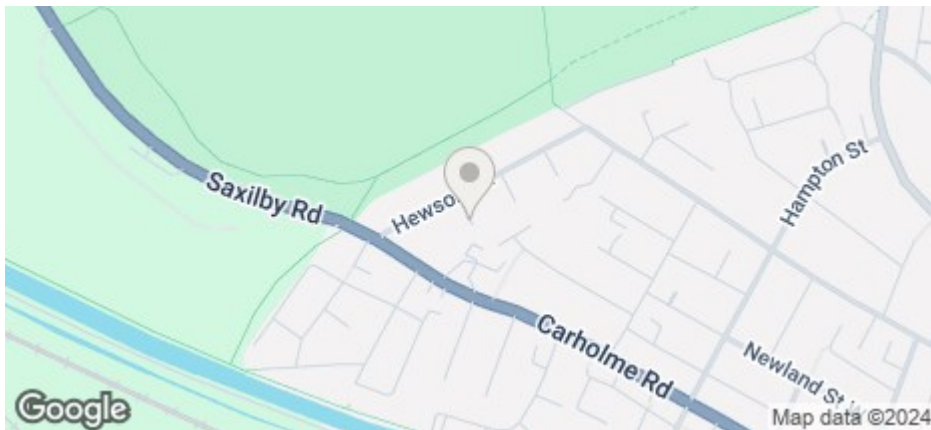




9 Fleet Street, Lincoln, Lincs, LN1 1SD

£115 Per Week

COUNCIL TAX BAND: A



- Four double rooms
- Cleaner attends every 2 weeks
- Dishwasher & washer dryer included
- Two bathrooms - one being en-suite
- Council Tax Band A
- Price displayed is per person based on 4 tenants renting the property
- Furnished
- Deposit only £200pp
- Close to University
- Available for 25/26

Rights & restrictions

Together with full and free rights of way over and liberty to use the remainder of the passage Together also with liberty to use (in common with the other persons entitled to use the same) the main drain running under the middle of the said passage into the sewer in Fleet Street Subject nevertheless to full and free rights of way over and liberty to use the whole of the said passage for the owners for the time being of the messuages and premises Numbers 1, 3, 5, 7, 11, 13, and 15 Fleet Street and their tenants and all persons authorised by them Subject also to full and free rights for the owners and occupiers for the time being of the messuages and premises Numbers 11, 13 and 15 Fleet Street to use the drain running under the yard in the rear of the said message or dwellinghouse intended to be hereby conveyed and for the owners and occupiers for the time being of the messuages and premises Numbers 1, 3, 5, 7, 11, 13 and 15 Fleet Street to use the said main drain

it is hereby agreed and declared that the walls separating the said message and hereditaments hereby assured from the adjoining messuages and hereditaments on the North West and South East sides thereof are party walls and shall be repaired and maintained accordingly And it is hereby also agreed and declared that the wall of the yard separating the said message and hereditaments hereby assured from the adjoining yard on the South East side thereof shall belong to the said Charles Johnson Elvin his heirs and assigns

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>

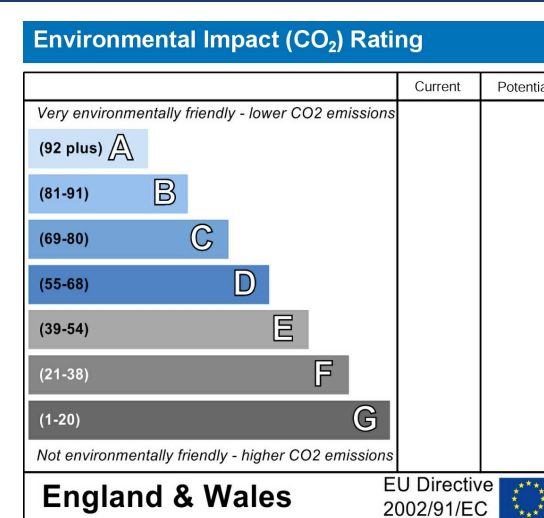
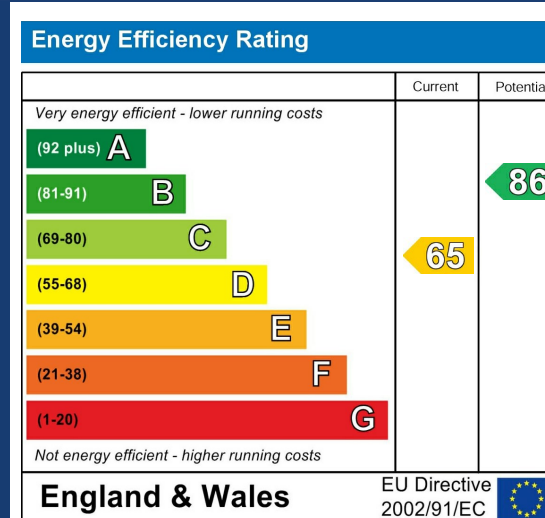
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



Great West End location for this four bedroom house close to the University. The property includes an open plan lounge/diner and fully fitted kitchen, bathroom and one en-suite shower room. Large TV included in the lounge! Outside is an enclosed garden with large secure shed which can be used to store bikes.

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

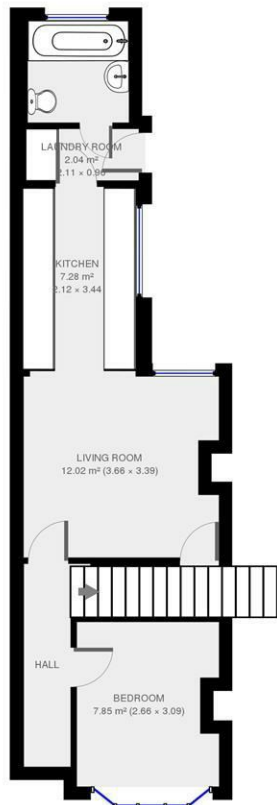
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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.

The property is affected by known rights or restrictions; open the brochure for further details.



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 specific 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