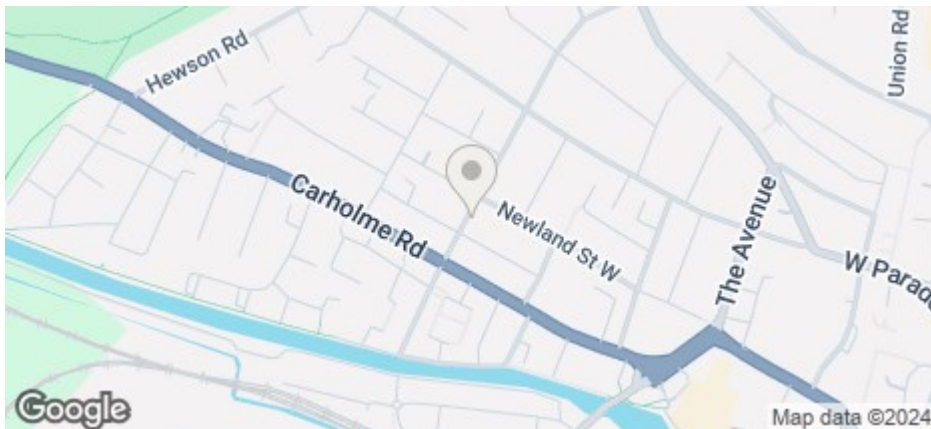




## 9 Gresham Street, Lincoln, Lincs, LN1 1QA

£115 Per Week

COUNCIL TAX BAND: A



- Great West End location
- Shower room and second separate WC
- Tumble dryer included
- Modern finish throughout
- Council Tax Band A
- Price displayed is per person based on 4 tenants renting the property
- Furnished
- Super-fast Virgin Media Internet 350Mbps download and 7Mbps upload!
- Close to University
- Available for 25/26

**Rights & restrictions**

"TOGETHER with a right of way for the Purchaser at all times and for all purposes over and along the Western moiety of the said passage but RESERVING to the Vendors or other the owner or owners and occupiers for the time being of the said adjoining messuage on the South a similar right of way over and along the Eastern moiety of the said passage AND TOGETHER with and SUBJECT to all rights of drainage and such other rights and privileges as are now used and enjoyed or suffered in connection with the property hereby conveyed and which had the said property hereby conveyed and the said adjoining property on the South belonged to different owners would have been easements quasi-easements or privileges in the nature of easements.

(a) That the aforesaid rights and privileges shall continue to be used in common by the owner or owners and occupiers for the time being of the property hereby conveyed and the said adjoining property on the South and the said passage and all drains sewers pipes and things the subject of common user shall be repaired maintained cleansed and renewed at the joint and proportionate expense of the persons from time to time entitled to the use thereof and

(b) That the wall separating the yard of the property hereby conveyed from the yard of the said adjoining property on the South shall be a party wall 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>

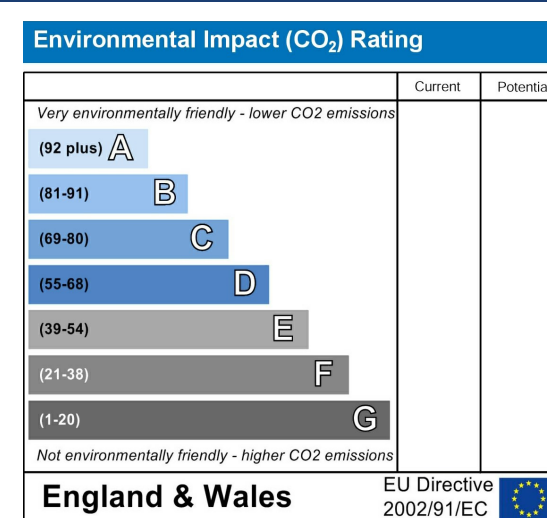
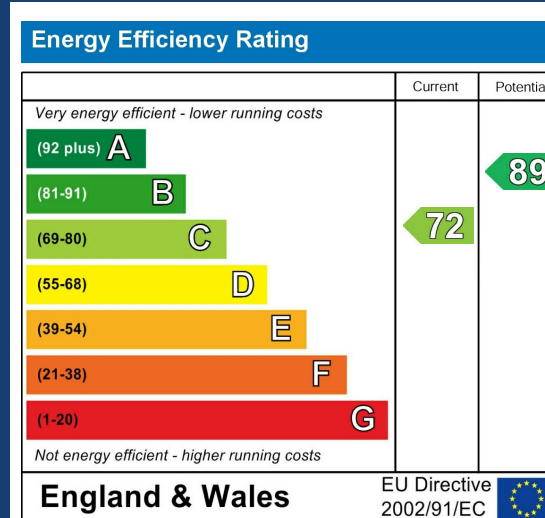
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



West End location for this four bedroom house close to the University. The property includes an open plan lounge/diner and fully fitted kitchen, Shower room and Separate WC and four bedrooms. 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](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.

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 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