

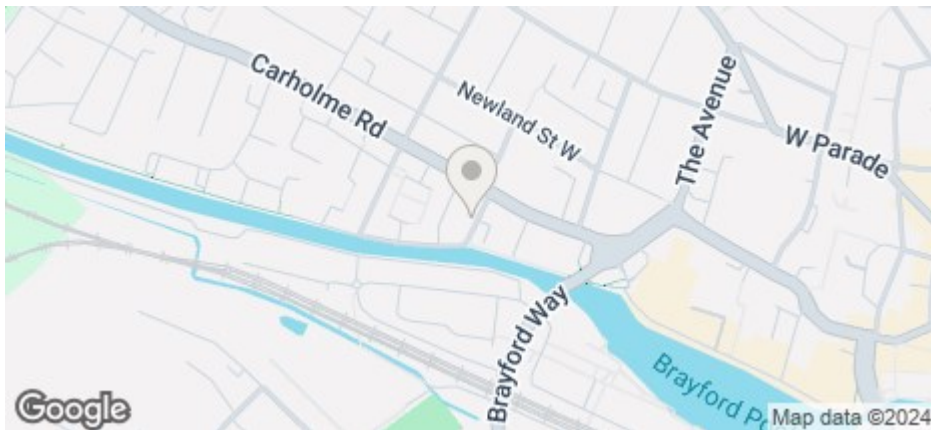


£106 Per Week

COUNCIL TAX BAND: A



## 16 Harvey Street, Lincoln, Lincs, LN1 1TE



- Modern open plan lounge/kitchen/diner
- Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee
- One room available in a houseshare of four.
- Wall Mounted TV
- Council Tax Band A
- Price displayed is per person based on 4 tenants renting the property
- Modern shower room
- Super-fast Virgin Media Internet 350Mbps download and 7Mbps upload!
- Pet friendly property
- AVAILABLE NOW UNTIL JULY 2025

## Rights and restrictions

TOGETHER WITH (a) a right to use the other moiety of the said passage jointly with the owners and occupiers from time to time of Numbers 14 and 18 Harvey Street aforesaid (b) a right to maintain as heretofore part of a bedroom of the dwellinghouse hereby conveyed over the Eastern moiety in length of the said passage with a right of support therefor by the wall of the dwellinghouse Number 14 Harvey Street aforesaid and (c) a right (jointly with all others similarly entitled) to use any drains or sewers and other services running through or under the said passage into Harvey Street aforesaid RESERVING NEVERTHELESS (a) a right for the owners and occupiers from time to time of Numbers 14 and 18 Harvey Street aforesaid to use the moiety hereby conveyed of the said passage jointly with the Purchaser and its successors in title (b) a right for the owners from time to time of Number 14 Harvey Street

aforesaid to maintain as heretofore part of a bedroom over the Western moiety of the said passage with a right of support therefor by the wall of the dwellinghouse hereby conveyed (c) a right for the owners and occupiers from time to time of Number 18 Harvey Street aforesaid (jointly with the Purchaser and its successors in title) to use the pathway running North and South across the yard or garden hereby conveyed to and from the yard or garden of Number 18 Harvey Street aforesaid from and to the said passage and (d) a right for all persons similarly entitled (jointly with the Purchaser and its successors in title) to use any drains or sewers and other services running through or under the property hereby conveyed and under the said passage into Harvey Street aforesaid

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>

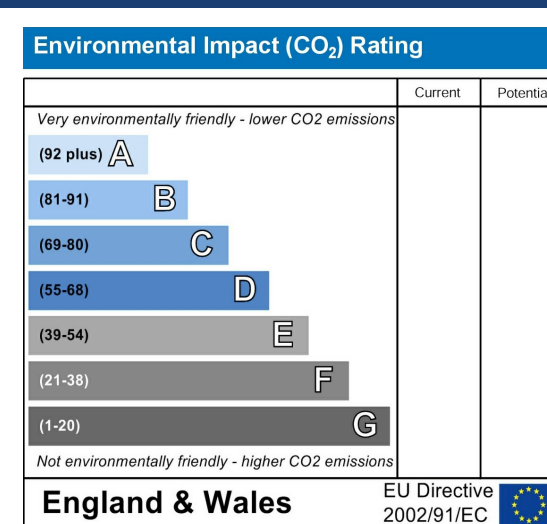
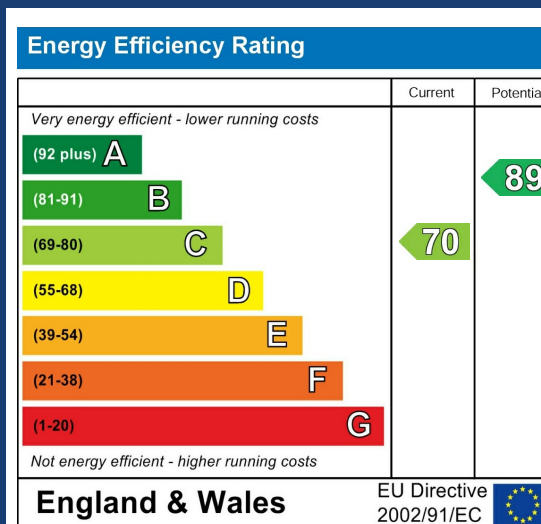
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



\*One room available NOW until July 2025\*

A lovely modern house located in the West End close to the University and the City Centre. The property includes an open plan lounge/diner, fully fitted modern kitchen with appliances, shower room and well-proportioned double rooms. The property also features patio doors from the kitchen leading to a pleasant enclosed rear garden.

Gas central heating. Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee.

\*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.

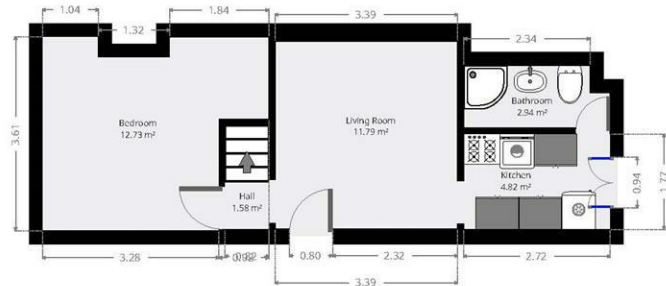
## Project 2

16 Harvey Street  
TOTAL AREA: 63.72 m<sup>2</sup> • LIVING AREA: 63.72 m<sup>2</sup> • FLOORS: 2 • ROOMS: 6



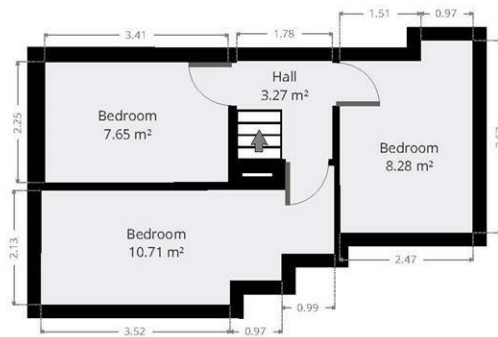
### ▼ Ground Floor

TOTAL AREA: 33.84 m<sup>2</sup> • LIVING AREA: 33.84 m<sup>2</sup> • ROOMS: 5



### ▼ 1st Floor

TOTAL AREA: 29.89 m<sup>2</sup> • LIVING AREA: 29.89 m<sup>2</sup> • ROOMS: 4



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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