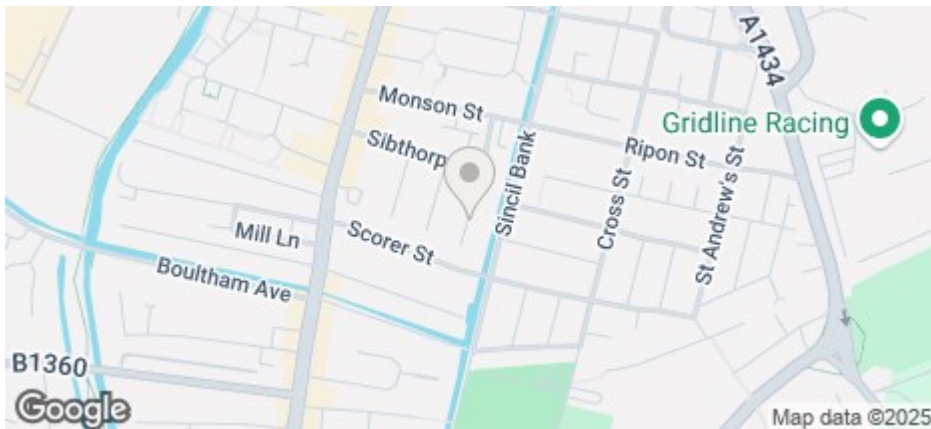




32 Nelthorpe Street, Lincoln, Lincs, LN5 7SJ

£110 Per Week

COUNCIL TAX BAND: A



- High specification furniture in all bedrooms!
- Bath with shower over
- Just minutes to Lincoln university
- Wall Mounted TV
- Council Tax Band A
- Price displayed is per person based on 4 tenants renting the property
- Modern kitchen and bathroom
- Close to High Street shops and restaurants
- Dishwasher & washer dryer
- Available for 25/26

Rights & restrictions

"TOGETHER WITH a right to pass and repass on foot to and from the property hereby conveyed

from and to Nelthorpe Street aforesaid over and along so much of the said passage or way as is not included in the property hereby conveyed on the payment of one moiety or half part of the cost and expense of keeping the said passage or way in repair TOGETHER ALSO WITH the right to use the drain or line of drainage pipes lying under so much of the said passage or way as is not included in the property hereby conveyed or any other drain or line of drainage pipes which may from time to time be substituted therefor and for the purpose of connecting the drains of the property hereby conveyed with the main sewer in Nelthorpe Street aforesaid upon payment of a moiety or half part of the cost of repairing amending and reinstating the said drain or line of drainge pipes SUBJECT NEVERTHELESS to a right or (sic) owner or owners occupier or occupiers for the time being of the said adjoining property on the north side of the property hereby conveyed and his and their servants workmen agents and others from time to time and at all times hereafter

(a) To pass and repass on foot over and along so much of the said passage or way as is incouded

(sic) in the property hereby conveyed upon the payment of one moiety or half part of the cost and

expense of keeping the said passage or way in repair and (b) to use so much of the said drain or line of drainage pipes as lie under that part of the said passage or way as included in the property hereby conveyed or any other drain or line of drainage pipes which might from time to time be substituted therefor for the purpose of connecting the said drains of the said adjoining property on the north with the main sewer in Nelthorpe Street aforesaid upon the payment of one moiety or half part of the cost and expense of repairing mending and reinstating the said drains or line of drainage pipes.

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>

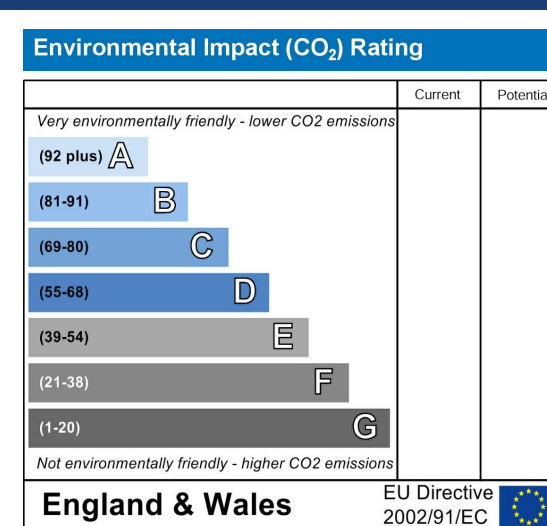
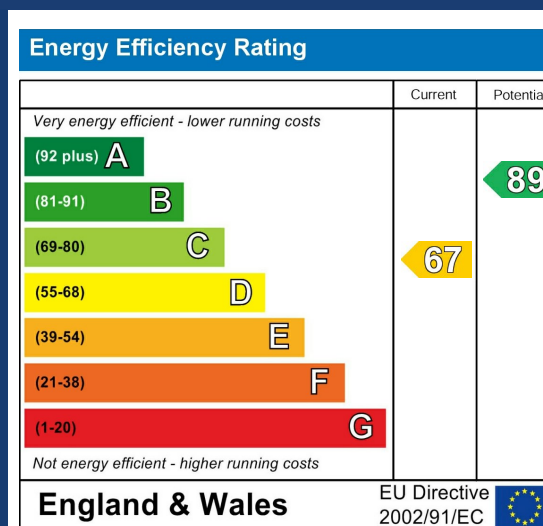
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Situated on a quiet yet popular street, the property is conveniently located within walking distance of the University, the City Centre, and the Transport Hub. The property comprises of four double rooms, a modern fully fitted kitchen with spacious lounge, and contemporary shower room.

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

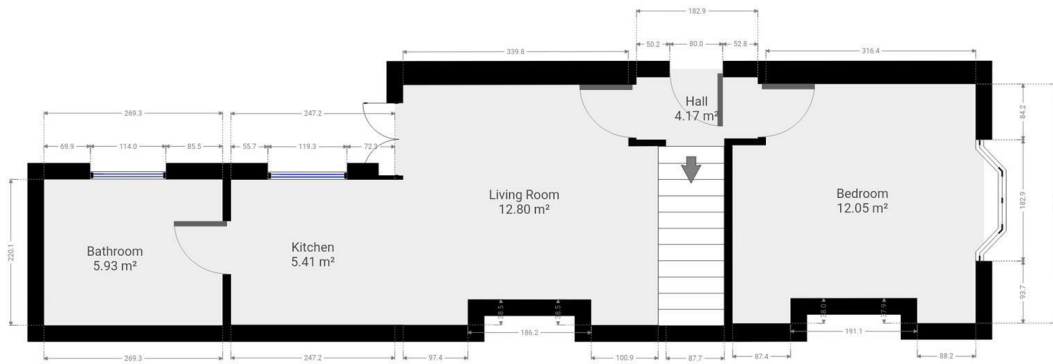
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about>

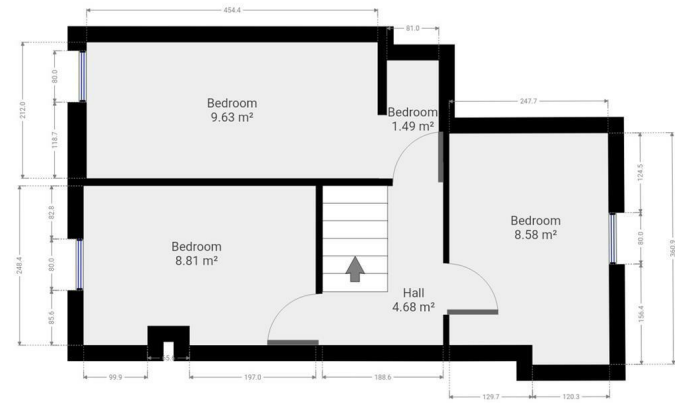
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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 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