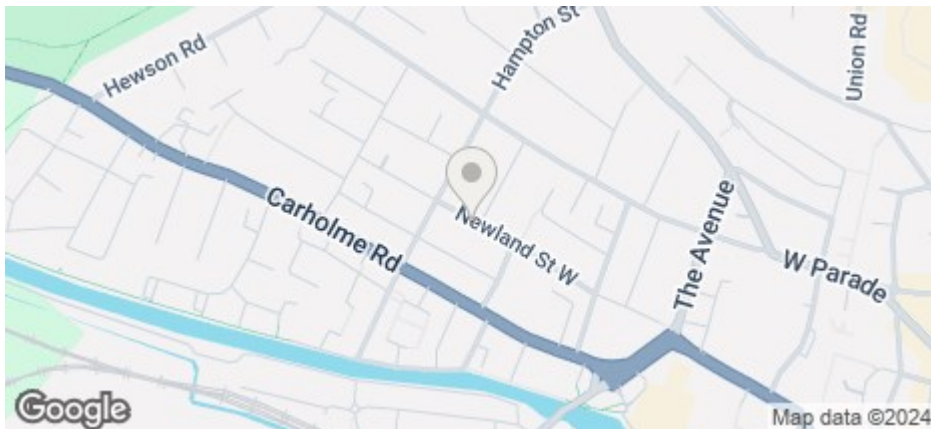




122 Newland Street West, Lincoln, Lincs, LN1 1PH

£115 Per Week

COUNCIL TAX BAND: A



- Modern shower room
- Furnished
- Deposit of only £200pp
- View the virtual tour
- Council tax band A
- 3 bedrooms
- Enclosed rear courtyard
- On-street permit parking
- Price displayed is per person based on 3 tenants renting the property
- Available for 25/26

Rights & restrictions

Shared entrance passageway - a right for the back bedroom of the property hereby conveyed to extend over part of the Eastern moiety of the said passageway belonging to Number 120 Newland Street West and a right of support therefor by part of the wall forming the Western boundary of Number 120 Newland Street West AND TOGETHER ALSO with a right to pass and repass at all times and for all purposes over and along the Eastern moiety of the said passage way BUT SUBJECT to (a) a right for the front bedroom of the adjoining property Number 120 Newland Street West to extend over part of the Western moiety of the passageway belonging to the property hereby conveyed and a right of support therefor by part of the wall forming the Eastern boundary of the property hereby conveyed and (b) a right for the owners of the adjoining properties Numbers 118 120 and 124 Newland Street West to pass and repass over the garden path belonging to the property hereby conveyed for the purpose of access to the garden of Number 124 Newland Street West AND TOGETHER ALSO BUT SUBJECT ALSO to all such rights of water drainage and support and other rights and privileges as are now and have hitherto been used and enjoyed by and between the adjoining properties Numbers 118 120 and 124 Newland Street West and the property hereby conveyed such rights being repaired and maintained at the joint and proportionate expense of the respective owners for the time being of the said properties using the same.

The house walls separating the property hereby conveyed from the adjoining properties Numbers 120 and 124 Newland Street West are party walls the garden fence separating the garden of the property hereby conveyed from the garden of the adjoining property Number 120 Newland Street West belongs to the said adjoining property but the garden fence separating the garden of the property hereby conveyed from the garden of the adjoining property Number 124 Newland Street West belongs to the property hereby conveyed.

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>

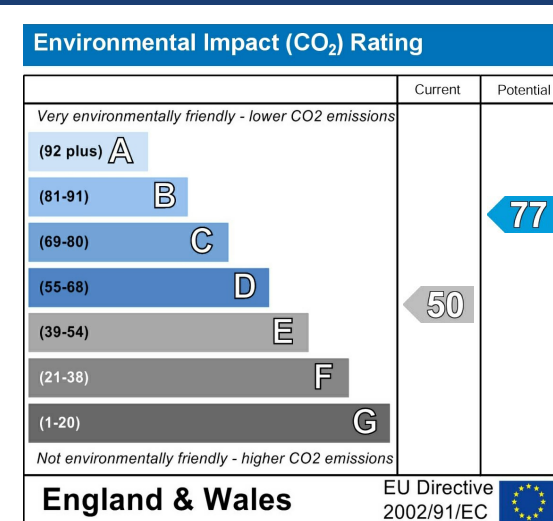
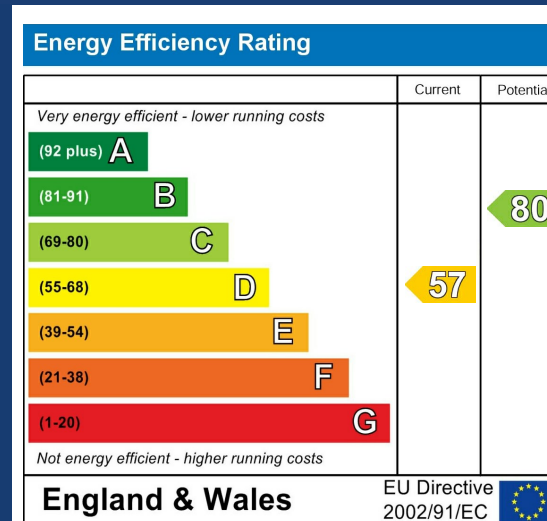
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



Fantastic West End location for this three bedroom house very close to the University. The property includes an open plan lounge/diner and fully fitted kitchen, modern shower room and three double rooms. 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

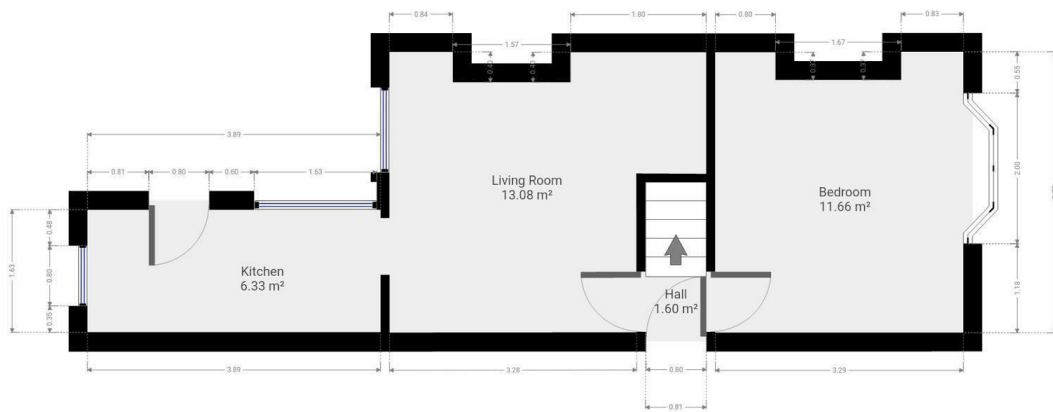
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property

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.

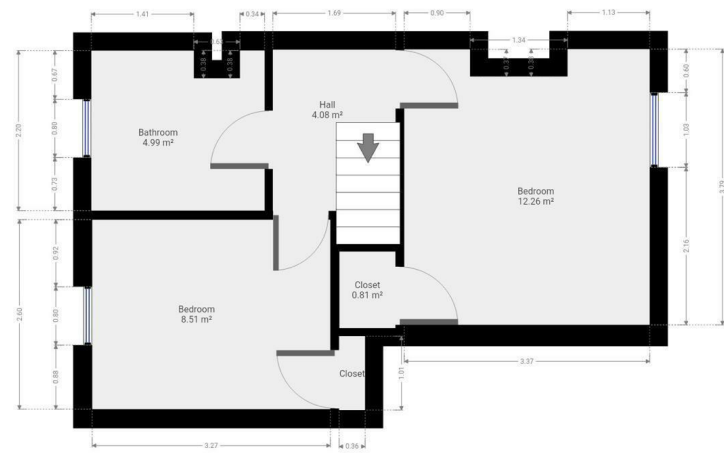
For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about>

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.



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