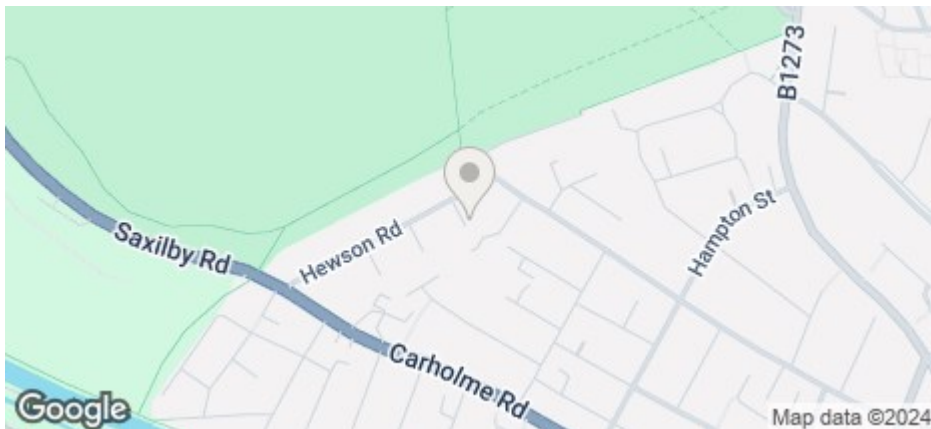




3 Norfolk Street, Lincoln, Lincs, LN1 1SA

£112 Per Week

COUNCIL TAX BAND: A



- Great West End location
- Two bathrooms
- Close to University and City Centre
- Deposit just £200pp
- Council Tax Band A
- Spacious double rooms
- Tumble dryer included
- Price is per person based on 4 people sharing
- On-street permit parking
- Available for 25/26

Restrictive covenants, Rights/Easements

Not more than six messuages or dwellinghouses should at any time be erected on the said plot of land thereby conveyed No noisy noxious or offensive trade or business should at any time be carried on upon the said plot of land thereby conveyed or any part thereof or in or upon any messuage or building then or thereafter to be erected thereon. The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 2 December 1960 made between XXX "TOGETHER with

(a) a right for the Purchasers and their heirs and assigns or other the owner or owners or occupier or occupiers for the time being of the property hereby conveyed to pass and repass on foot only over and along the Westerly moiety of the said passage or way from and to the rear of the property hereby conveyed to and from Norfolk Street aforesaid (b) a right for part of one of the bedrooms belonging to the property hereby conveyed to extend over the Westerly moiety of the said passage or way and with a right of support therefor by the wall forming the Easterly boundary of 1 Norfolk Street aforesaid SUBJECT to (a) a right for the owner or owners or occupier or occupiers for the time being of the adjoining property 1 Norfolk Street aforesaid to pass and repass on foot only over and along the Easterly moiety of the said passage or way from and to the rear of 1 Norfolk Street aforesaid to and from Norfolk Street aforesaid (b) a right for part of one of the bedrooms belonging to 1 Norfolk Street aforesaid to extend over the Easterly moiety of the said passage or way and with a right of support therefor by the wall forming the Westerly boundary of the property hereby conveyed TOGETHER WITH AND SUBJECT TO all such rights of way drains support privileges quasi-easements and rights in the nature of easements as now exist in connection with the property hereby conveyed and the adjoining property Number 1 Norfolk Street aforesaid." NOTE: The said passage lies between the land in this title and 1 Norfolk Street.

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>

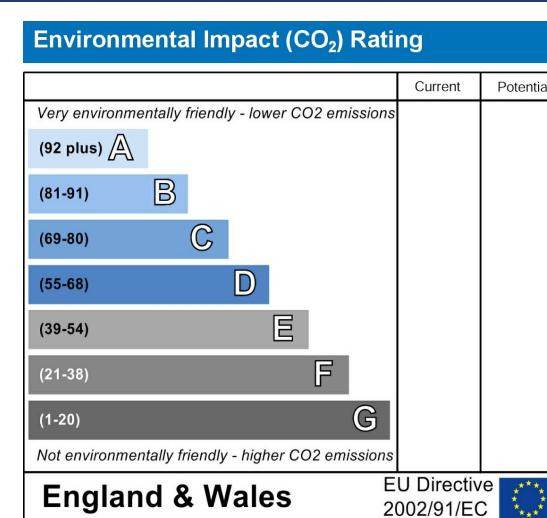
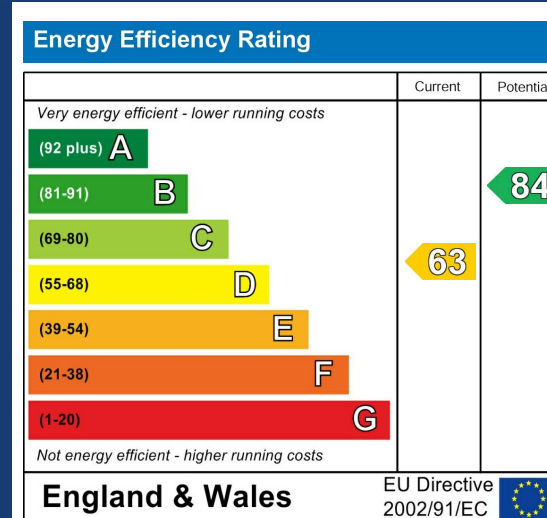
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



Very spacious four bedroom property in the popular West End of Lincoln, close to University of Lincoln and the City Centre. This property benefits from 2 bathrooms. Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. Gas central heating. Property is accessed via a shared passage with the neighbouring property.

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

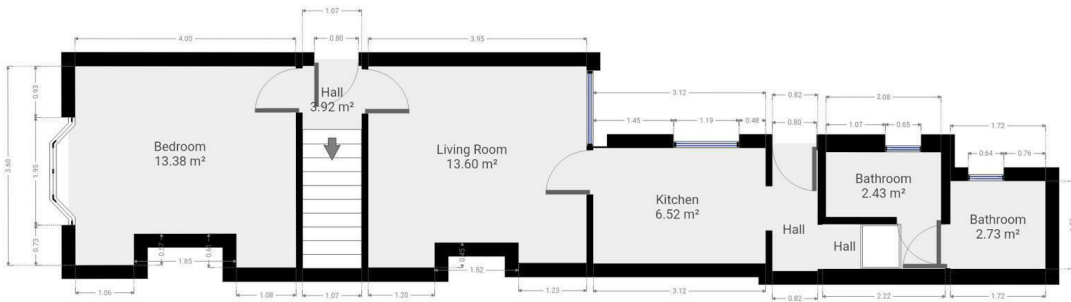
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property

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.

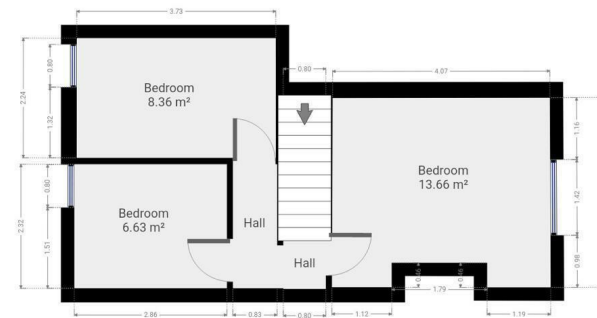
For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about>

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.



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.

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