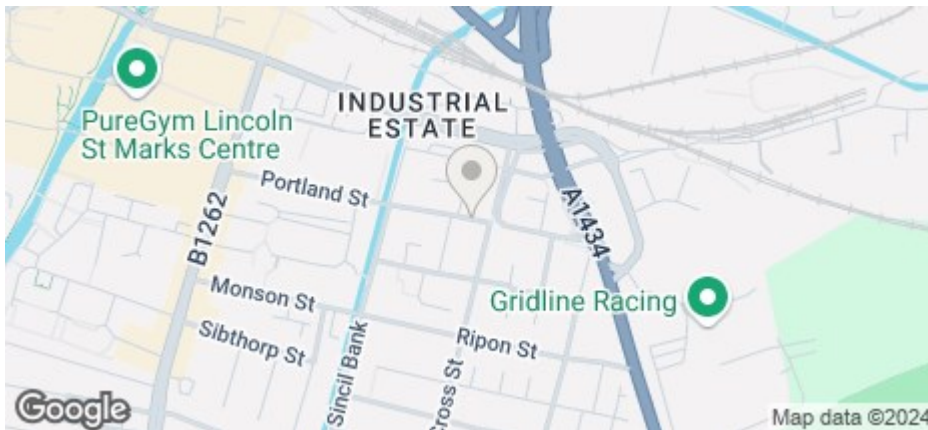




## 108 Portland Street, Lincoln, LN5 7LE

£110 Per Week

COUNCIL TAX BAND: A



- Five bedrooms
- Furnished
- Close to the University
- Enclosed rear yard
- Council Tax Band A
- Price displayed is per person based on 5 tenants renting the property
- Spacious rooms
- Open plan lounge and kitchen with dishwasher
- Two bathrooms
- Available for 25/26

**Rights & restrictions**

TOGETHER with a right of footway for the Purchaser and the owner or owners occupier or occupiers for the time being of the property hereby conveyed and their agents at all times over and along the passage or way on the North leading to and from the rear of the property hereby conveyed form and to Cross Street in common with all other persons entitled to a like right SUBJECT to the payment of a proportionate part of the cost and expense of repairing and maintaining the said passage or way TOGETHER ALSO with a similar right for the Purchaser and the owner or owners occupier or occupiers for the time being of the property hereby conveyed to use the drains or lines of drainage pipes laid under the said passage or way or any other line or lines of drainage pipes that may be substituted therefor for the purpose of connecting the drains of the property hereby conveyed with the main sewer in Cross Street aforesaid SUBJECT to the payment of a proportionate part of the cost and expense of cleansing repairing and maintaining the said drains or lines of drainage pipes."

"It is hereby declared that the boundary walls on the East and West sides of the property hereby conveyed are party walls and forever repairable and maintainable accordingly and the boundary walls on the North and South sides thereof are part of 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>

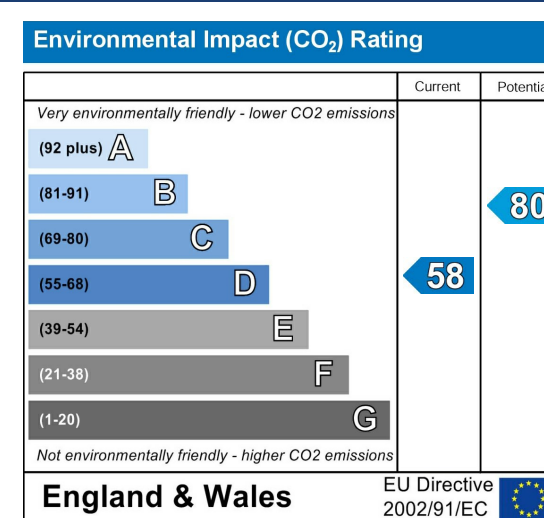
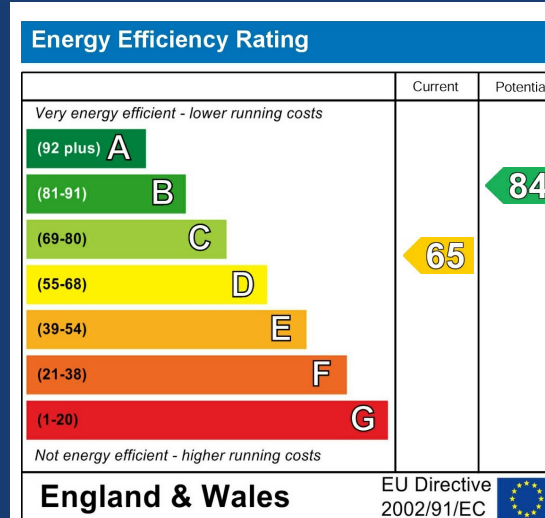
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



This five bedroom house is located within walking distance of the University and the City Centre. The property benefits from two first floor bathrooms, A open plan lounge and kitchen and an enclosed rear yard. 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 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 all 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

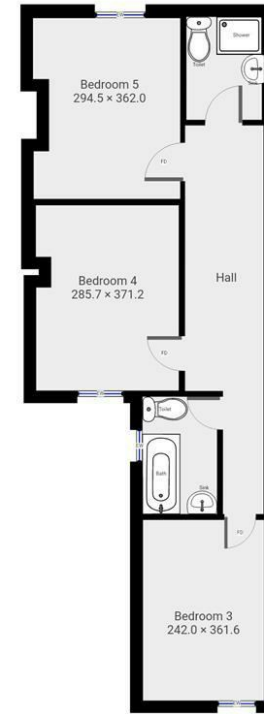
your information can be found on our website here:

<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

Terms and conditions apply. Contact the office for more information.



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