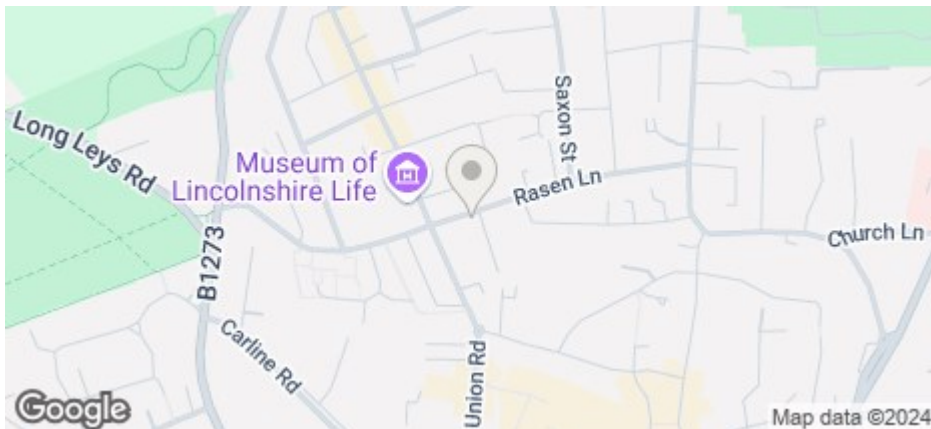




## 97 Rasen Lane, Lincoln, Lincs, LN1 3HA

£135 Per Week

COUNCIL TAX BAND: A



- 3 Bedroom student property
- Excellent Location
- Enclosed garden
- Gas Central Heating
- Council Tax Band A
- Property furnished
- Communal TV included in the lounge
- Tumble drier included
- Price displayed is per person based on 3 tenants renting the property
- Available for 25/26

**Rights & restrictions**

Together with a right to and for the said John Hanson Lightfoot his heirs and assigns and the owner or owners occupier or occupiers for the time being of the said hereditaments and premises and his and their servants workmen agents and others from time to time and at all times hereafter to pass and repass on foot over and along so much of the passage or way between the said hereditaments and premises hereby granted and the adjoining house on the East as is not hereby conveyed subject to such owner or owners occupier or occupiers paying one half part of the cost and expense of keeping the said passage in repair. Together also with a right to and for the said John Hanson Lightfoot his heirs and assigns and the owner or owners occupier or occupiers for the time being of the said hereditaments and premises to use the drain or line of drainage pipes now laid under so much of the said passage or way as is not conveyed hereby or any other line or lines of pipes that may from time to time be substituted therefor for the purpose of connecting the drains of the said messuage and buildings with the main sewer in Rasen Lane

subject to his or their paying one half part of the cost and expense of amending reinstating repairing and keeping in repair the said drain and lines of drainage pipes Subject nevertheless and reserving a right to and for the owner or owners occupier or occupiers for the time being of the messuage and premises lying to the East of the said hereditaments and premises hereinbefore described and his and their servants workmen agents and others authorised by him or them from time to time and at all times hereafter to pass and repass on foot over and along so much of the said passage or way as is conveyed by these presents subject to such owner or owners occupier or occupiers paying one half part of the cost and expense of keeping the said passage in repair Subject also and reserving to and for the said owner or owners occupier or occupiers for the time being of the said dwellinghouse and premises lying to the East of the said hereditaments and premises hereby conveyed a right to use so much of the said drain or lines of drainage pipes as is or may be laid under so much of the said passage or way as is conveyed by these presents for the purpose of connecting the drains of the said dwellinghouse and premises with the main sewer in Rasen Lane aforesaid subject to his or their paying one half part of the cost and expense of keeping in repair the said drains or lines 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>

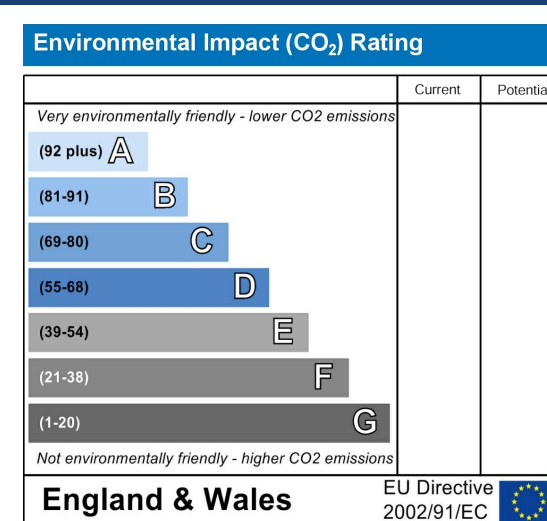
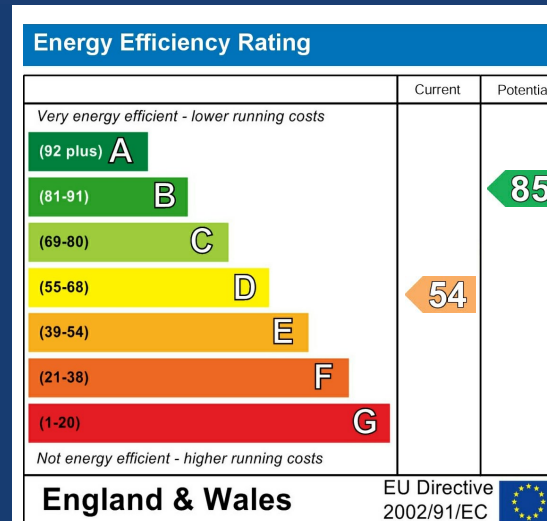
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



Three bedroom student house with additional study room located close to BG University. This house is in a quiet area, close to the historic Bailgate, also within walking distance of the City Centre. Modern shower room. Good sized lounge/diner and fitted kitchen. Communal TV included in the lounge and an enclosed garden.

On-street parking available close by. 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](mailto:info@cloudlettings.co.uk)

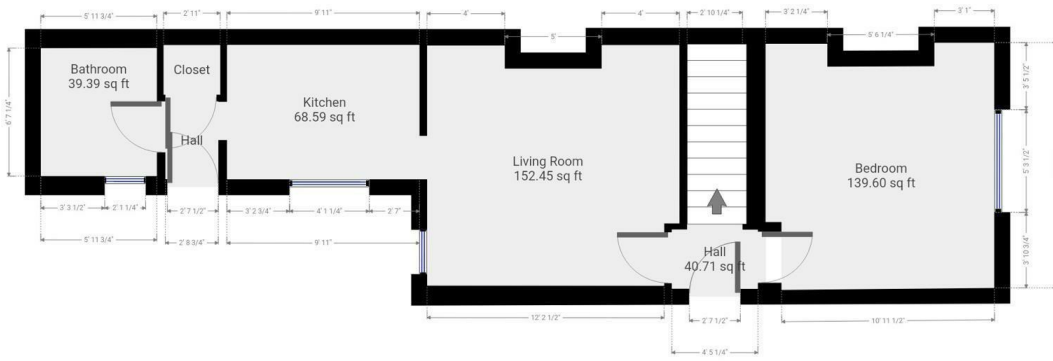
WhatsApp - 07908 557770

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.

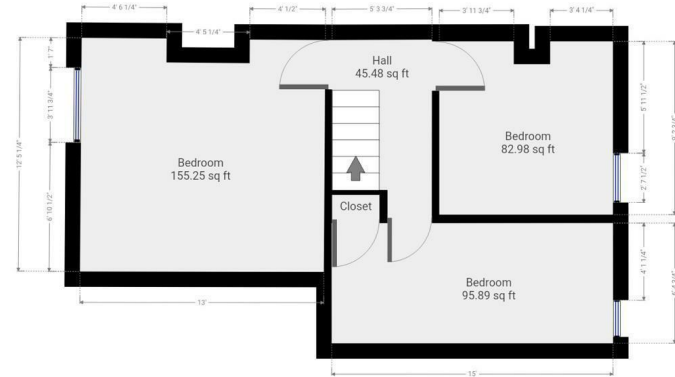
For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about>

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.



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