



9 Saxon Street, Lincoln, LN1 3HQ

£119 Per Week

COUNCIL TAX BAND: A

- Four double rooms + additional study room
- Two bathrooms
- Super-fast Virgin Media Internet 350Mbps download and 7Mbps upload!
- Great Uphill Location Close to BG and the Bailgate
- Council Tax Band A

- Price displayed is per person based on 4 tenants renting the property
- Deposit only £200pp
- On street parking. No off-road parking is included.
- Furnished
- Available for 24/25

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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>



Suitable for a group of 4 or 5. Available to students or NHS Staff.

This four bedroom house is located within walking distance of the University and the Bailgate! The property includes a large lounge and fully fitted kitchen, two bathrooms and four good sized bedrooms with additional spare room / study room.

The ground floor features Lateral Living - the property comprises of entrance hall leading to the lounge. There is one bedroom at the front aspect. The lounge also leads to the kitchen and one shower room to the rear. The stairs open to the first floor with two bedrooms and the second shower rooms. To the top floor are the final two bedrooms. No tenant access to locked cellar.

- Super-fast Virgin Media Internet 350Mbps download and 7Mbps upload
- Hitron router which has superior connectivity and can handle up to 20 devices
- You can contact virgin media directly about any faults on your broadband service

Gas central heating.

Price displayed is 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.

Registered with the City of Lincoln Trusted Landlord Scheme, the property comes furnished and includes utilities - Gas, Water, Electricity, TV license and Broadband.

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 today to arrange your viewing, or book online using our new portal.

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

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-cloud-lettings/tenancy-fees/>

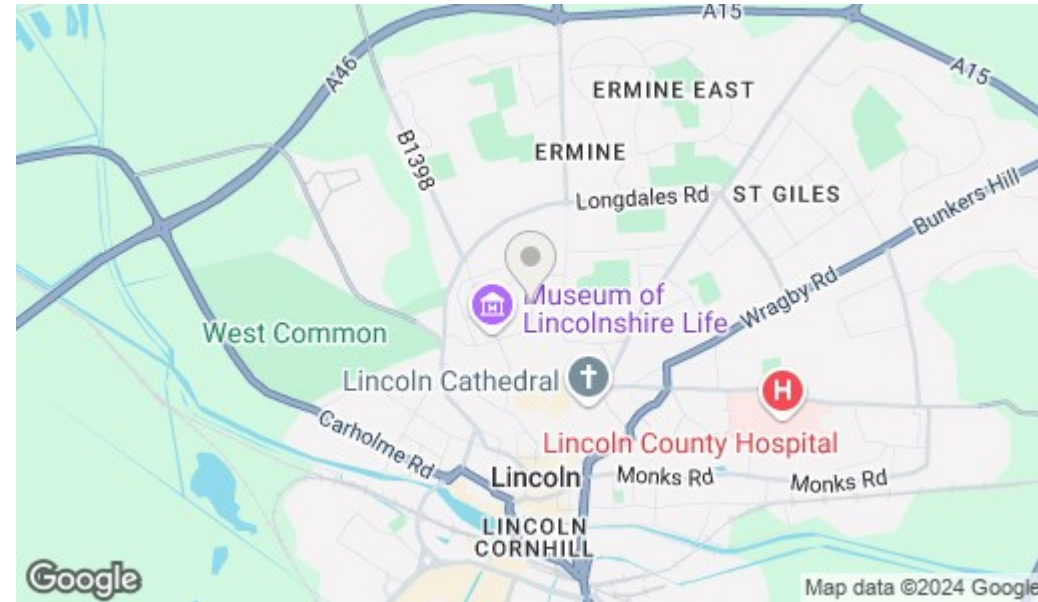
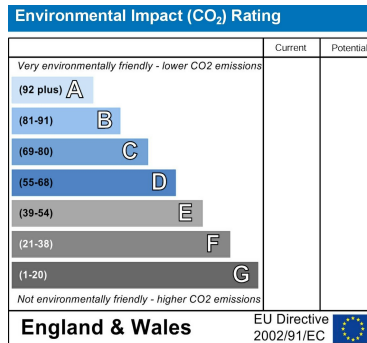
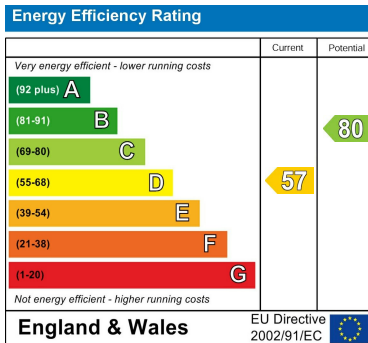
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<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plan 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



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.