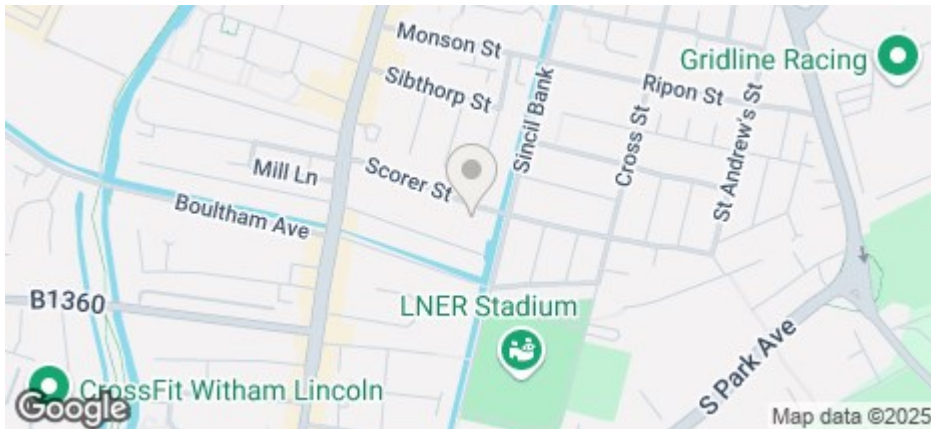




## 77 Scorer Street, Lincoln, Lincs, LN5 7SY

£105 Per Week

COUNCIL TAX BAND: A



- Five large bedrooms
- Super-fast Virgin Media Internet 350Mbps download and 7Mbps upload!
- Great location close to City Centre
- Short walk to Lincoln University
- Council Tax Band A
- Price displayed is per person based on 5 tenants renting the property
- TV Licence and Broadband Included
- Large modern kitchen with dishwasher included
- Two bathrooms
- Available for 25/26

Rights & Restrictions: SUBJECT nevertheless to the right for the Owner for the time being of the said seven other messuages and hereditaments to use the said passage as shewn running North and South and to the right for the Owners of the two messuages on the West of the hereditaments hereby assured to use the said passage running East and West the said passages being repaired and maintained at the joint and equal expense of the Owners for the time being entitled to use the same SUBJECT ALSO to the right for the Owners for the time being of the two messuages and hereditaments on the West to use the line of drainage pipes laid under the hereditaments and premises above described coloured pink on the said plan and also to a right for the Owners of the said two messuages on the West and the owners of the five messuages and hereditaments on

the East to use the line of drainage pipes laid under the said passage or way and connecting the drainage of the eight messuages and hereditaments with the main sewer in Scorer Street aforesaid the said line of drainage pipes being repaired maintained and cleansed at the joint and equal expense of the owners for the time being entitled to use the same". The said passage running North and South is the passageway at the side and that running East and West is the part of the passageway at the back included in the title.

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>

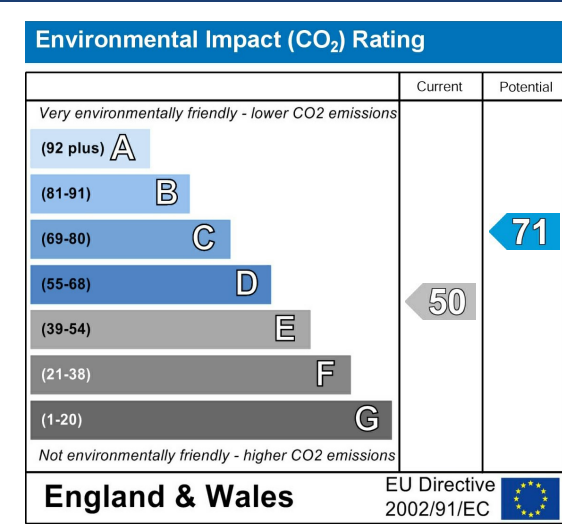
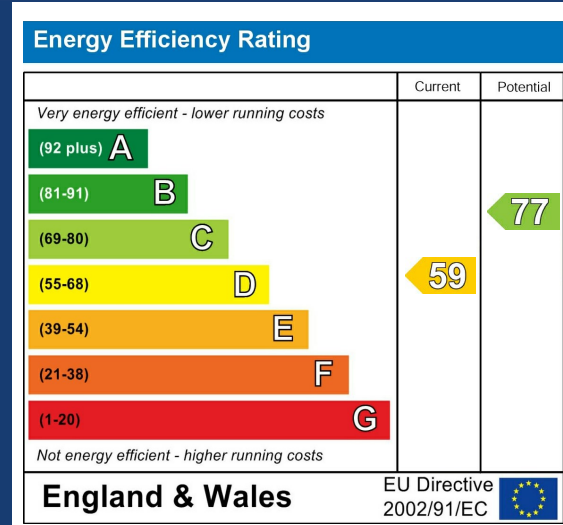
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Conveniently located close to the City Centre and within walking distance of the University, Train Station and Bus Station, this student house is ideally located! Large modern kitchen with appliances and two bathrooms.

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](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.

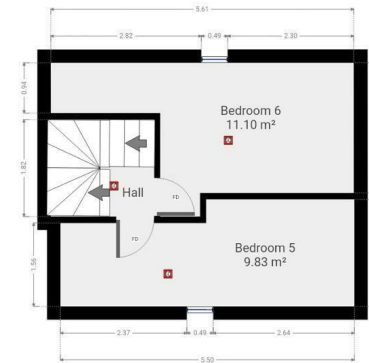
For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about>

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