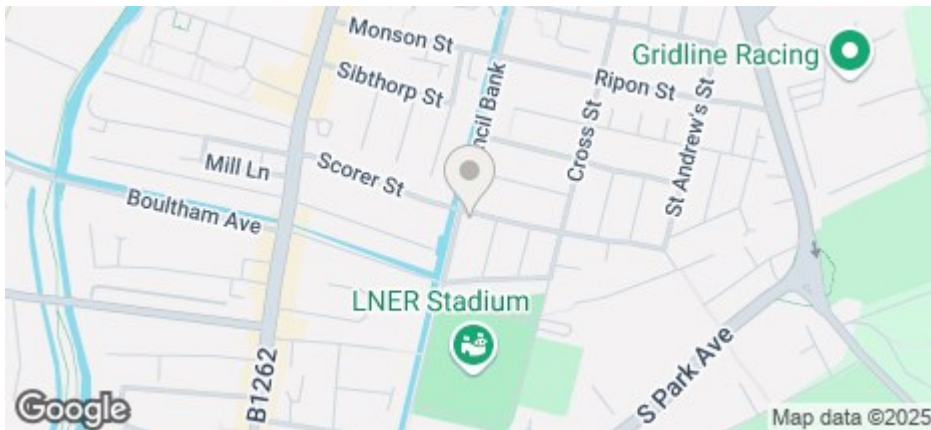




## 90 Sincil Bank, Lincoln, Lincs, LN5 7TG

£110 Per Week

COUNCIL TAX BAND: A



- One room available in a 4 bed houseshare
- Spacious lounge and kitchen with breakfast bar
- Tumble dryer included
- Two bathrooms
- Council Tax Band A
- Price displayed is per person based on 4 tenants renting the property
- No parking available
- Virgin Broadband
- Furnished
- Available for 25/26

**Rights & restrictions**

IT IS HEREBY AGREED AND DECLARED that the walls separating the messuage and hereditaments above described from the messuage and hereditaments on the south side thereof are party walls and shall for ever hereafter be repaired and maintained accordingly. Subject nevertheless to the right of the said Cornelius Taylor his heirs or assigns and other the owner and occupier for the time being of the ten messuages and hereditaments on the south side of the messuage and hereditaments above described to use the drain running through and under the said messuage and hereditaments above described into the main drain in Scorer Street East. Not to permit to be carried on any noisy noxious or offensive trade or business upon the said plot of land hereby granted and conveyed or upon any part thereof or in any building now or hereafter to be erected thereon and will not allow any such building to be used as:

a chapel school or place of workshop or as a public house beer house or place for the sale of intoxicating liquors and that no portion of any house erection or building other than boundary and divisional fences architectural designs and projecting windows shall at any time be erected or built upon or project or hang over the portion of the plot of land above described five feet wide lying between the building line and Sincil Bank Road aforesaid and the house erected on the said plot of land above described shall be built with a bay window and fronting Sincil Bank Road aforesaid and will hereafter maintain good and sufficient boundary fences on the north east and west sides of the said plot of land above described and the portions of the divisional fences on the north and south sides lying between the building line and Sincil Bank Road aforesaid as well as the boundry fence on the west side of the said plot of land above described shall be of brick foundation with light iron palisades thereon but the brickwork or such fences shall not exceed or at any time be allowed to exceed four feet in height from the ground level

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>

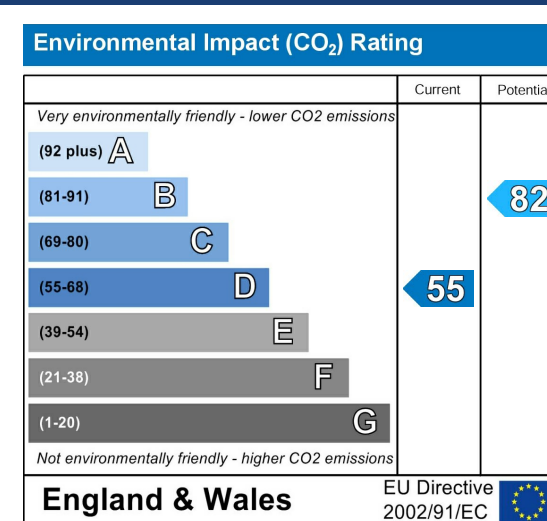
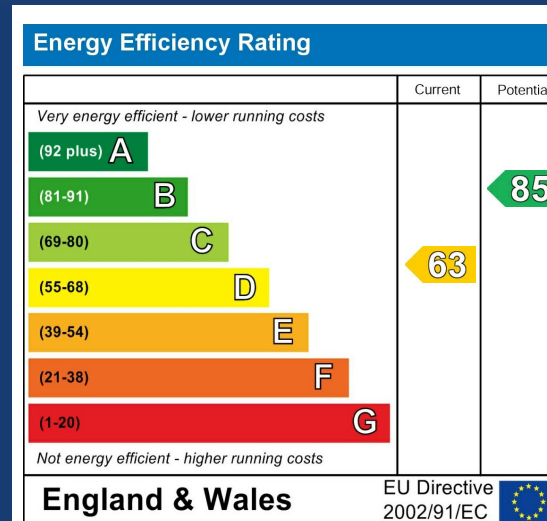
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



\*1 Room available in this 4 bedroom houseshare for 25/26\*

Located within walking distance of the University and the City Centre don't miss this four bedroom student house! The property includes an open plan lounge/diner with breakfast bar and modern fully fitted kitchen, two bathrooms and four good sized double rooms.

No parking available. 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)

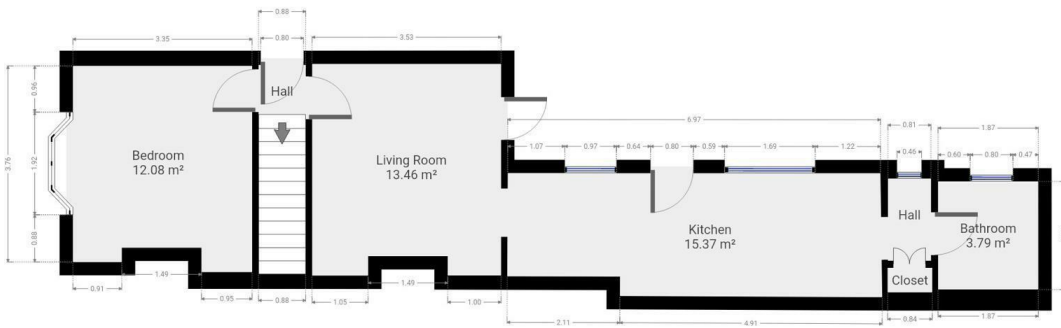
WhatsApp - 07908 557770

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.

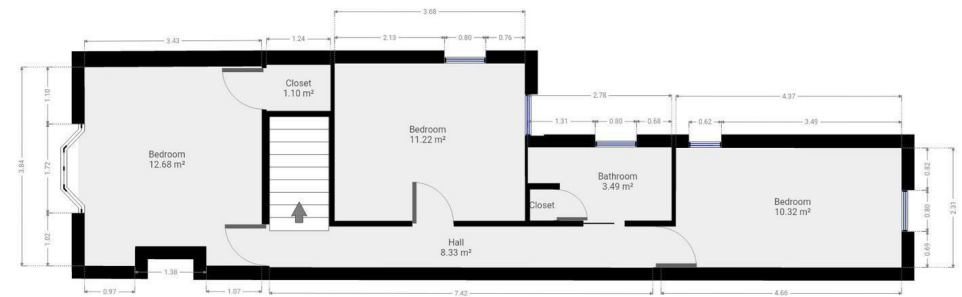
For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about>

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