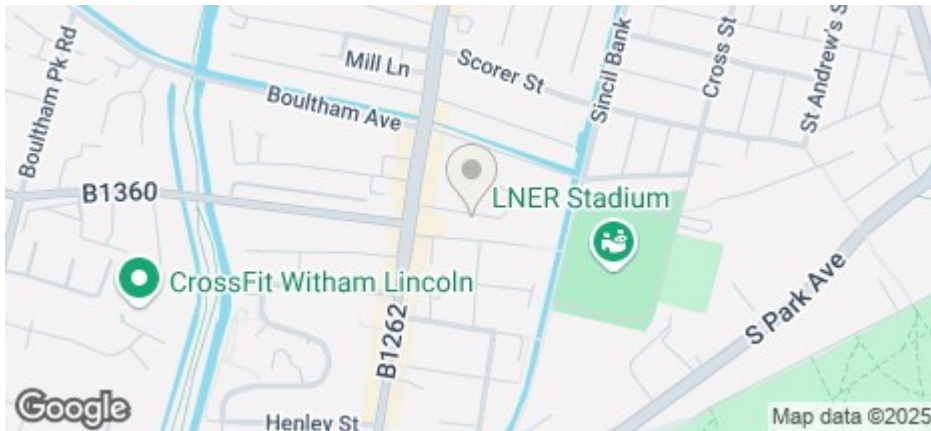




## 30 Smith Street, Lincoln, LN5 8HY

£145 Per Week

COUNCIL TAX BAND: A



- Two bedrooms
- View the virtual tour
- First floor bathroom
- Courtyard garden
- Council Tax Band A
- TV in lounge
- Deposit only £200pp
- On-street permit parking
- Price displayed is per person based on 2 tenants renting the property
- Available for 25/26

**Rights & restrictions**

Shared passage way - the right as heretofore used and enjoyed for the Purchaser and his successors in title the owner or owners occupier or occupiers for the time being of the said property hereby conveyed and all persons authorised by him or them in common with all other persons similarly entitled to pass and repass over that part of the said passage as is not included in the said property hereby conveyed SUBJECT to similar rights as heretofore used and enjoyed for the owner or owners occupier or occupiers for the time being of the said adjoining dwellinghouse Number 28 Smith Street aforesaid and all persons authorised by him or them to pass and repass at all times and for all purposes over and along that part of the said passage as is included in the said property hereby conveyed AND TOGETHER ALSO with the right as also heretofore used and enjoyed to use in common with all other persons similarly entitled the line of drainage pipes running under the yards of the adjoining properties Numbers 28 26 24 and 22 Smith Street aforesaid and thence under the passage lying between Number 22 and 20 Smith Street aforesaid and connecting with the main sewer in Smith Street aforesaid AND TOGETHER ALSO WITH and SUBJECT TO and reserving respectively and so far as required to do so as to subsist hereafter as legal easements all such other rights of way and drainage (if any) support for walls user of water mains gas pipes and electricity cables and all rights privileges and quasi easements now used and enjoyed or suffered in connection with the said property hereby conveyed and the adjoining dwellinghouses Numbers 26 and 28 Smith Street aforesaid sold by the Vendor and Number 24 Smith Street aforesaid retained by the Vendor and which now arise or have already arisen by virtue of such retention and/or sale as aforesaid subject to the payment by the Purchaser of a fair proportion according to the extent of user of the cost of cleansing repairing and maintaining from time to time the subjects of common user serving the said four properties.

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>

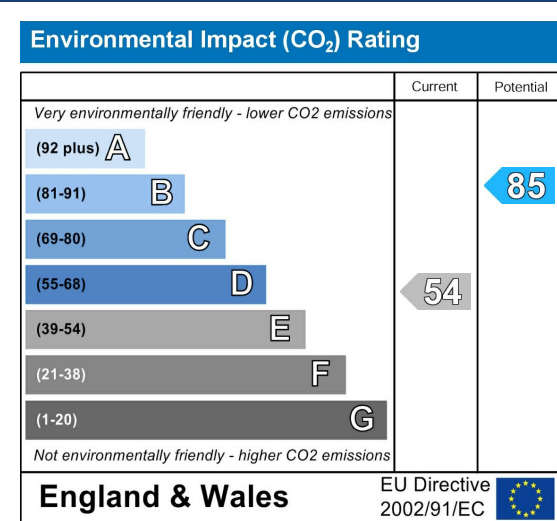
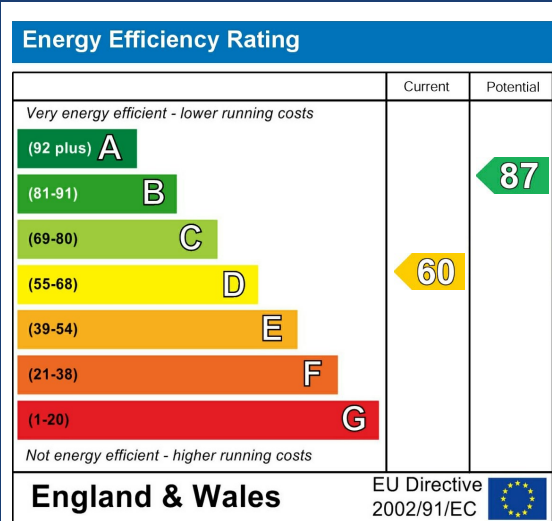
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Spacious two bedroom student property in the heart of the city, close to the High Street shops and restaurants. with separate office.

On street permit parking is 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.

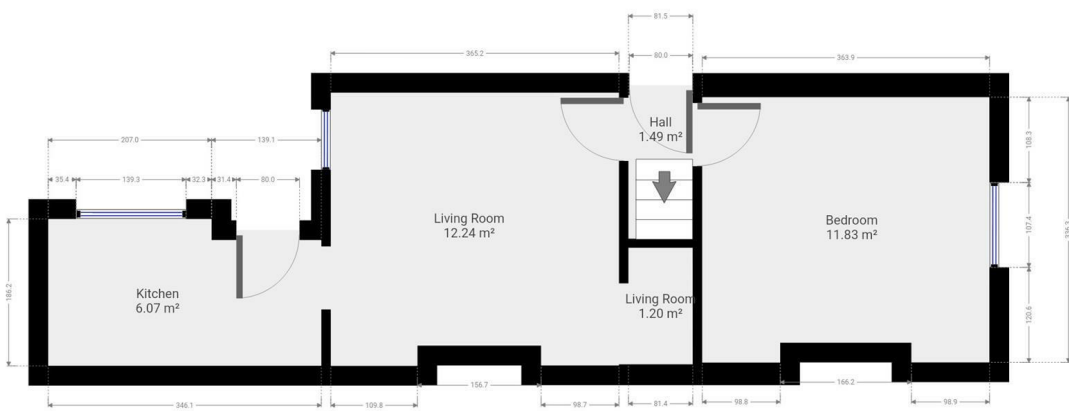
Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

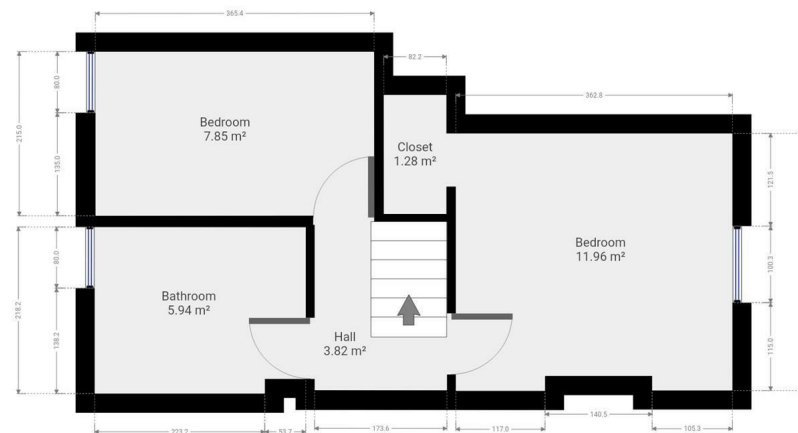
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:  
<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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

The property is affected by known rights or restrictions; open the brochure for further details.



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