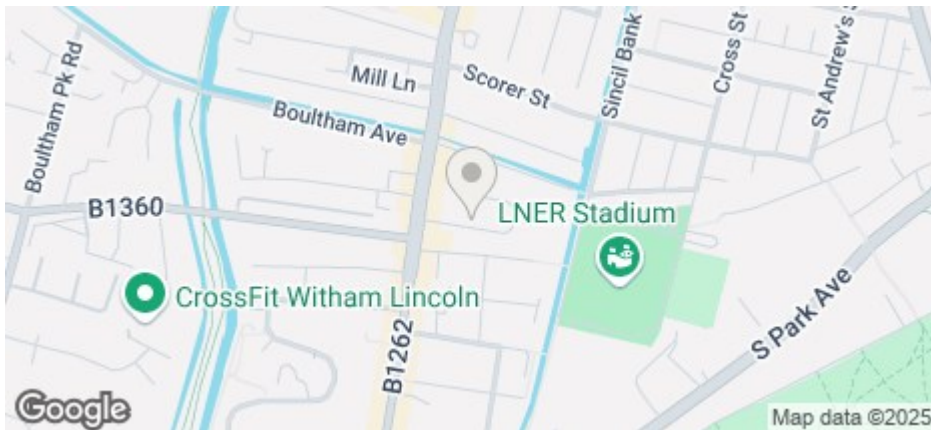




## 27 Smith Street, Lincoln, Lincs, LN5 8HY

£110 Per Week

COUNCIL TAX BAND: A



- Private enclosed garden
- On street parking
- Price displayed is per person based on 3 tenants renting the property
- Communal TV in the lounge included
- Council Tax Band A
- Three double rooms
- Deposit of just £200pp
- Virgin Media internet
- Great City Centre location
- Available for 25/26

**Rights & restrictions**

NOTE 1: As to the part numbered 1 on the title plan only the part of the rooms above ground floor level of 27 Smith Street and the Western half of the passageway are included in the title. NOTE 2: The land has the benefit of a right of way over the part of the passageway at the side not included in the title. 2 The land has the benefit of the following rights granted by but is subject to the following rights contained in a Conveyance of 29 Smith Street dated 30 June 1955 made between (1) Margaret Ellen Parkin (Vendor) (2) Gladys Adeline Heslam and (3) Margaret Jessie Barratt and John Thomas Edward Rawding:- TOGETHER with a right for part of the bedroom belonging to the property hereby conveyed to extend over the Western half of the said passage and with a right of support therefor by the walls forming the boundary of Number 27 Smith Street aforesaid RESERVING nevertheless the right for part of the bedroom belonging to Number 27 Smith Street aforesaid to extend over the Eastern half of the said passage and with a right of support therefor by the wall forming the boundary of the property hereby conveyed TOGETHER also with and SUBJECT to all such other rights of way drainage and to such other rights and privileges (if any) of a

continuous nature as are now used and enjoyed or suffered in connection therewith and which had the property hereby conveyed and the adjoining or adjacent properties of the Vendor known as Numbers 25 27 and 31 Smith Street aforesaid belonging to different owners would have been easements quasi-easements or privileges in the nature of easements and such rights and privileges shall continue to be used in common by the owners and occupiers of the respective properties affected thereby such owners and occupiers paying their fair proportion according to user of the cost of repairing and maintaining the subjects of such common user. IT is hereby agreed and declared that the walls dividing the property hereby conveyed from the adjoining property number 27 Smith Street aforesaid shall be party walls and shall be repaired and maintained accordingly and that the said passage line of drainage pipes and all other matters and things subject to common user by and between the owners and occupiers for the time being of the property hereby conveyed and the said adjoining properties numbers 27, 29, 31 Smith Street aforesaid shall be repaired cleansed renewed and maintained at the joint and proportionate cost of and expense of the owners for the time being of the said 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>

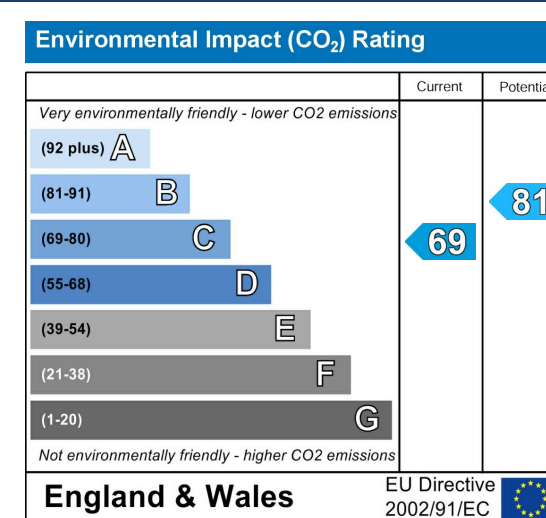
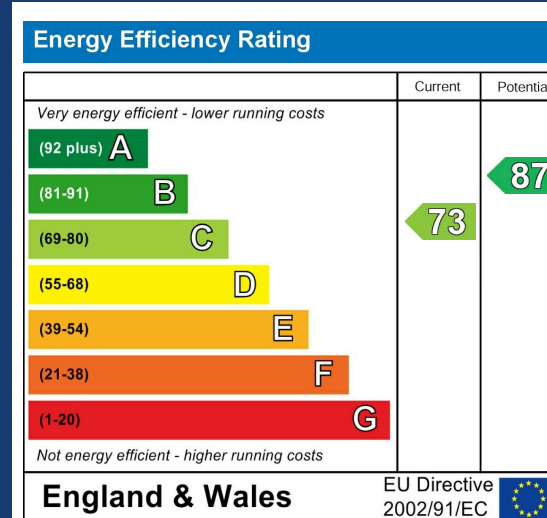
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Fantastic three bedroom property in the heart of the city, close to the High Street shops and restaurants. Four double rooms, A communal TV in the lounge and a private enclosed garden.

On street parking. 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 £28.99 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, including TV licence 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 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

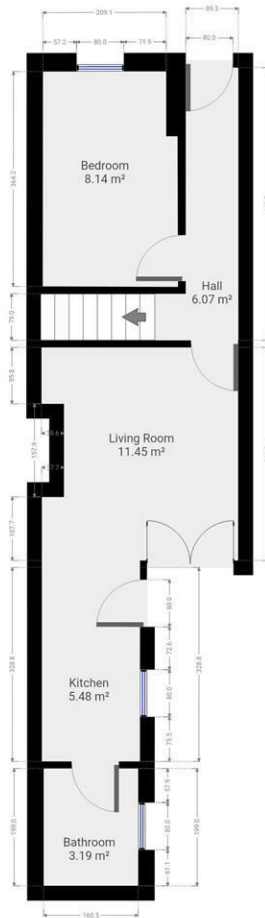
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property

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.

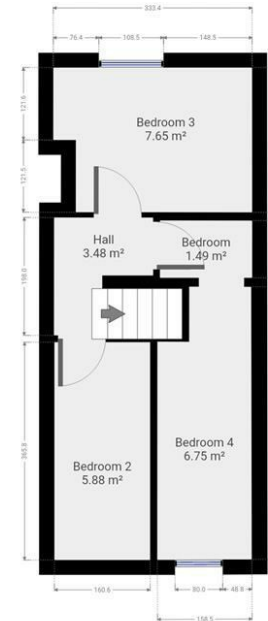
For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about>

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