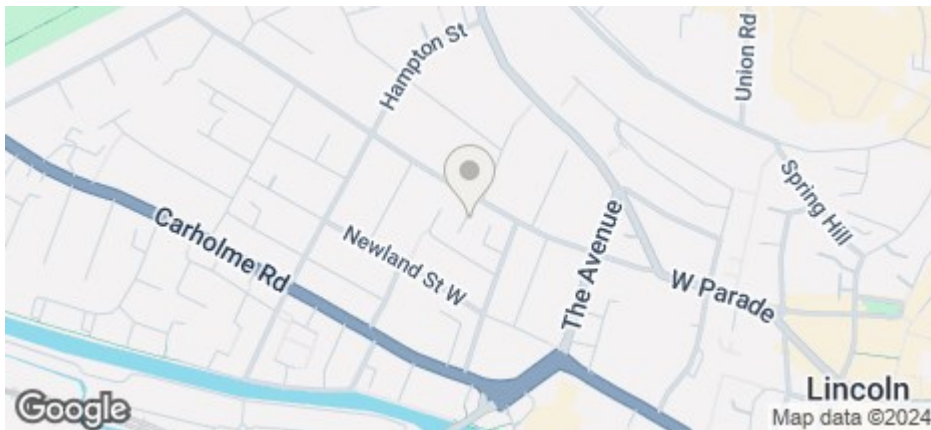




## 3 South Parade, Lincoln, Lincs, LN1 1QN

£110 Per Week

COUNCIL TAX BAND: A



- Three double bedrooms
- Deposit only £200 per person
- TV in lounge
- Furnished
- Council Tax Band A
- Price displayed is per person based on 3 tenants renting the property
- 2 parking permits available through City of Lincoln Council permit scheme
- Tumble dryer included
- View the virtual tour
- Available for 25/26

**Rights & restrictions**

TOGETHER with (a) a right for the Purchasers in common with all persons having a like right to use the drainage pipes running under South Parade aforesaid into the main sewer or drain in St. Faith's Street the said line of drainage pipes being cleansed maintained and kept in repair at the joint and equal expense of the owners for the time being of the hereditaments entitled to use the same and (b) a right of way at all times and for all purposes over and along the Western moiety of the passage running between the messuage hereby conveyed and the adjoining messuage on the North known as Number 1 South Parade aforesaid BUT SUBJECT nevertheless and reserving to the Vendor or other the owner or owners and the occupiers for the time being of the said adjoining property on the North a similar right of way at all times and for all purposes over and along the Eastern moiety of the said passage AND TOGETHER also with and SUBJECT to such rights of drainage and other rights or privileges as now used and enjoyed or suffered in connection with the property hereby conveyed and which had the property hereby conveyed and the said adjoining property on the North belonged to different owners would have been easements quasi-easements or privileges in the nature of easements The said passage and any drains sewers and pipes used in common by the owners and

occupiers of the property hereby conveyed and the said adjoining messuage on the North being respectively repaired maintained and cleansed at the joint and equal expense of the Purchasers and the owner of the said adjoining property on the North. "IT IS HEREBY AGREED and DECLARED that the wall separating the yard and garden of the property hereby conveyed from the adjoining property on the North shall belong to the property hereby conveyed The walls separating the messuage hereby conveyed from the adjoining messuage on the North are party walls and repairable and maintainable accordingly.

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>

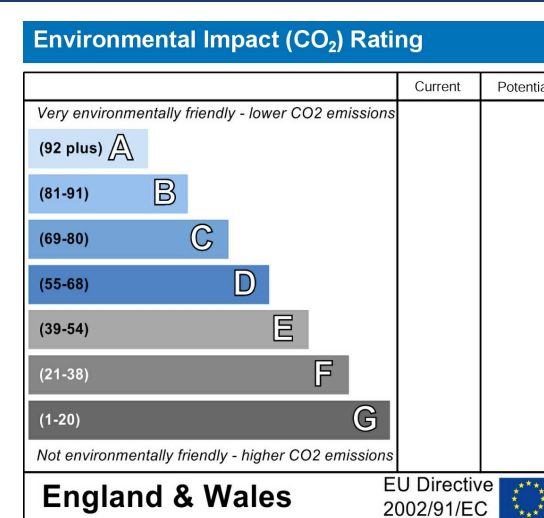
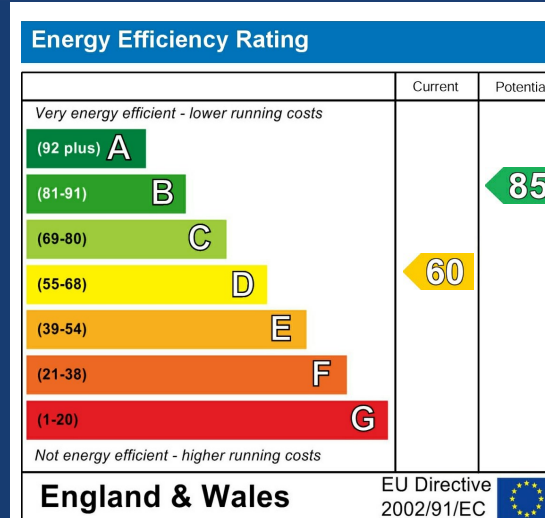
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



Three double bedroom property in the popular West End area of Lincoln. Furnished with a tv in lounge and enclosed garden area. 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.

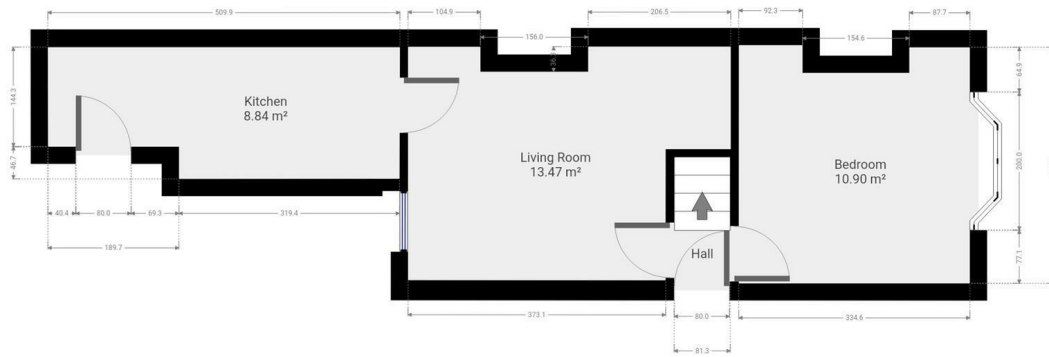
Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

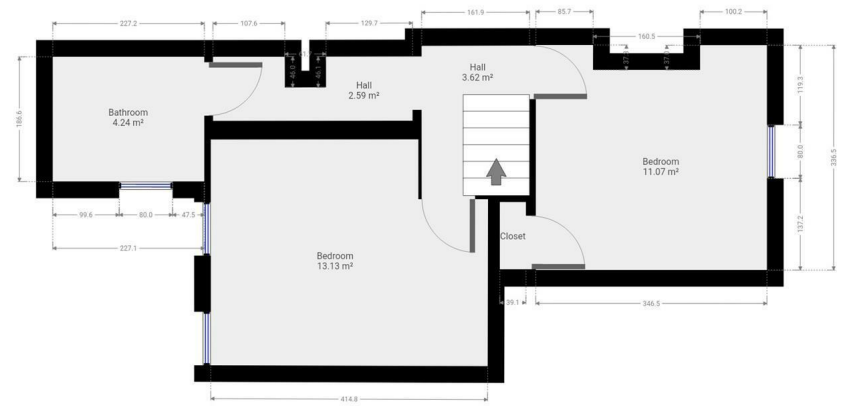
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:  
<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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

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