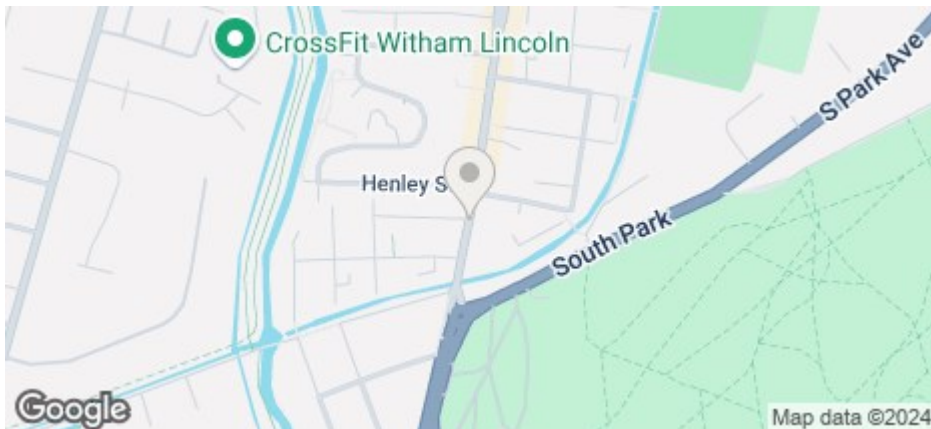




Flat 4, 469 High Street, Lincoln, Lincs, LN5 8JB

£110 Per Week

COUNCIL TAX BAND: B



- First Floor Apartment
- Three double rooms
- Open plan living area
- Dishwasher included
- Council Tax Band B
- Contemporary bathroom
- Modern kitchen
- Close to transport hub and City Centre
- Walking distance to the University and City Centre
- Available for 25/26

Lease restrictions

1. Not to do or permit any illegal or immoral act or any act to the damage or annoyance or nuisance of the Landlord or the tenants of the Landlord or the occupiers
2. Not to use any electrical device without an effective suppressor fitted
3. Not to keep any animal bird fish insect or reptile or any other pets
4. Not to place any item in nor to obstruct the entrance hall staircase and landing
5. To close cover all floors of the Apartment with carpet and underfelt or vinyl or other sound absorbing tiles or flooring except while removed for cleaning repairing or decorating the Apartment or for some temporary purpose
6. Not to place or fix outside the windows of the Apartment any sun blinds window boxes flower pots or other articles without the written consent of the Landlord and not to put hang or permit to be hung any clothing or other articles upon the outside of the Apartment
7. Not to place any advertisement sign or notice of any description in the windows or on the outside walls or door of the Apartment
8. Not to erect or allow to be erected any "for sale" or "sold" or "to let" boards
9. To place all domestic refuse in a suitable container
10. Not to allow any radio or television or any musical or mechanical instrument to be played or any music or singing to take place in the Apartment so as to be an annoyance between the hours of eleven pm and eight am.
11. To keep the balcony which forms part of the Apartment (if any) clean and tidy and free from adornment and not to store bicycles or other items on it
12. To keep the Common Parts and Estate Areas in a clean and tidy condition
13. Not to use or permit to be used any open chip pans in the Apartment
14. Not to use the Bin Store Areas for the disposal of household furniture items mattresses furniture white goods
15. Not to allow any person or child to loiter or play in or about the entrance landings passages staircases of any other common areas

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>

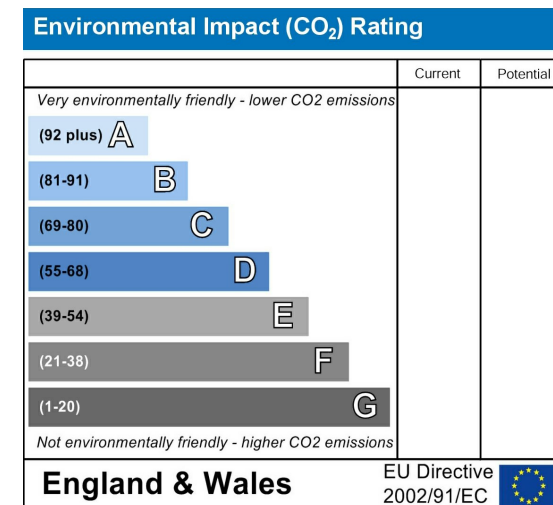
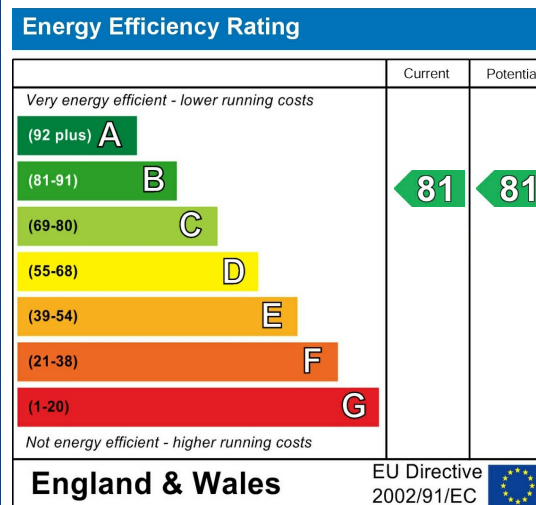
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



This modern three bedroom first floor apartment features 3 good sized bedrooms and a modern open plan lounge/kitchen/dining area. There is also a modern bathroom. No parking included. 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 £32.77 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

WhatsApp - 07908 557770

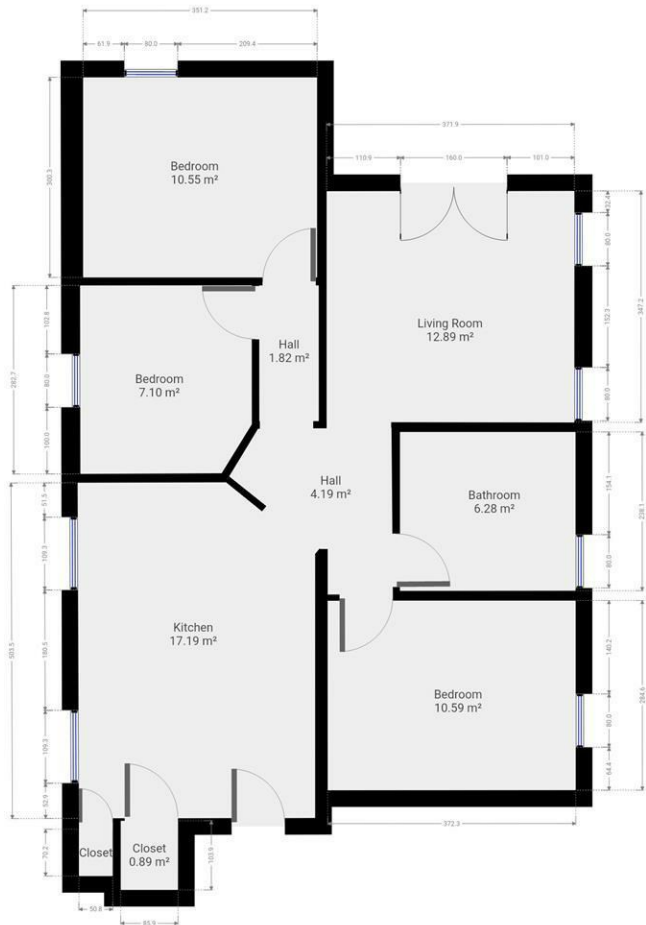
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord

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.

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