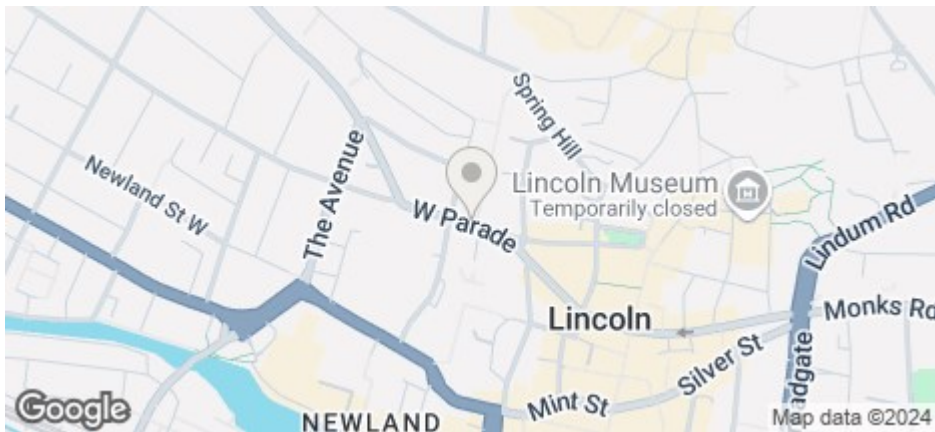




62 West Parade, Lincoln, Lincs, LN1 1JX

£120 Per Week

COUNCIL TAX BAND: A



- Spacious accommodation over 3 floors
- Just minutes to Lincoln City Centre
- Modern kitchen diner
- Three large bedrooms
- Council Tax Band A
- Price displayed is per person based on 3 tenants renting the property
- Wall mounted TV
- Virgin Media Internet
- View the virtual tour
- Available for 25/26

Rights & restrictions

TOGETHER WITH a right of way at all times and for all purposes on foot only over the passageway shown coloured blue on the attached plan subject to the Purchaser and the Purchasers successors in title paying a one-fifth share of the cost of keeping the same repaired and maintained and TOGETHER ALSO WITH but SUBJECT TO (as the case may be) such rights of passage drainage and water supply and other rights and privileges as are now used and enjoyed or suffered in connection with the Property and the adjoining properties numbers 58 60 64 and 66 West Parade aforesaid and shall hereafter exist as easements quasi-easements or privileges in the nature of easements

(a) that the internal walls separating the Property from the building of the adjoining properties numbers 60 and 64 West Parade are party walls and shall forever hereafter be used and repaired accordingly and the garden walls or fences marked with a 'T' inwards on the attached plan shall belong to the Property

(b) that the rights or privileges and the passage of all drains sewers and pipes now used in common by the owners and occupiers for the time being of the Property and the said adjoining properties numbers 58 60 64 and 66 West Parade shall continue to be so used and enjoyed and shall be repaired and maintained at the joint and proportionate expense of the respective 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>

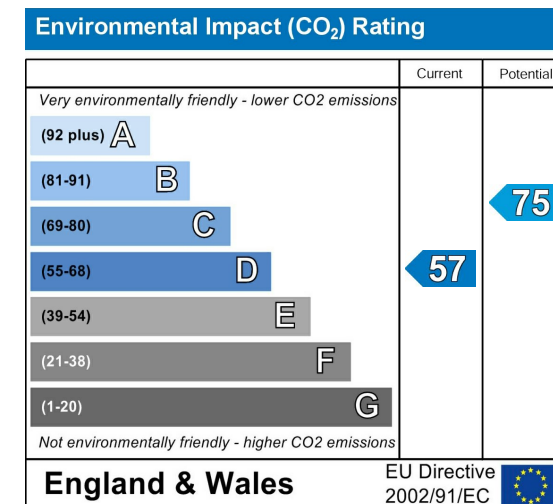
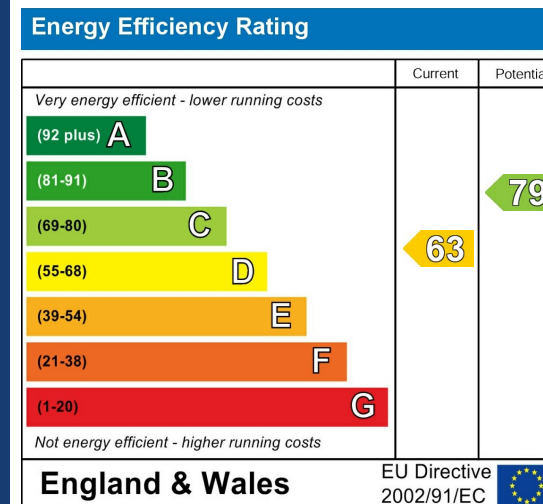
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



Spread over three floors, this three bedroom house is located close to the University and the City Centre. The property includes a spacious lounge, diner and fully fitted kitchen, shower room and three bedrooms upstairs. 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

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.

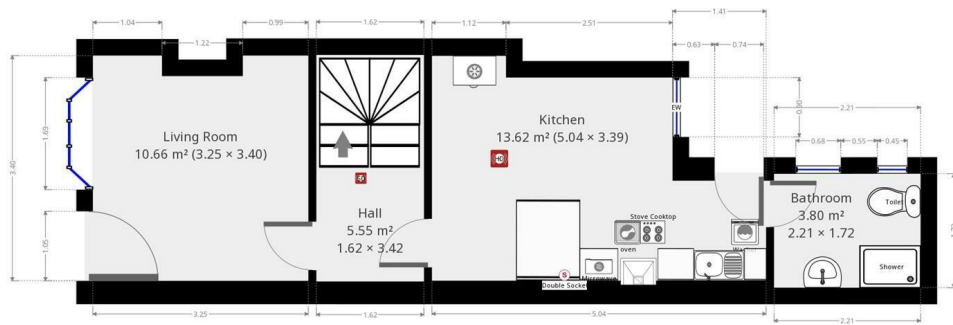
For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about>

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/>.

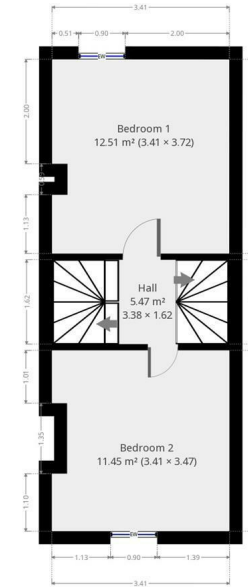
Terms and conditions apply. Contact the office for more information.

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

Please note, the property is currently on the market for sale as an ongoing concern.



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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