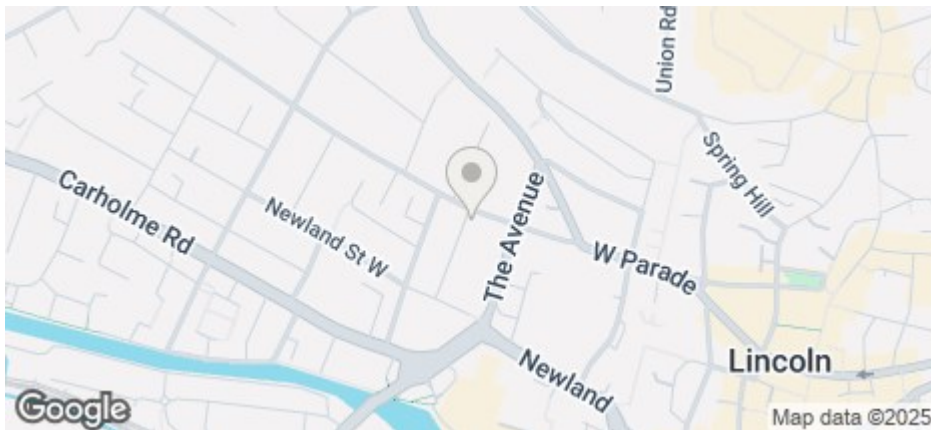




## 4 Whitehall Grove, Lincoln, Lincs, LN1 1PG

£135 Per Week

COUNCIL TAX BAND: A



- Amazing West End location
- Short walk to the City Centre and University
- Great enclosed outside space
- Tumble dryer included
- Council Tax Band A
- Price displayed is per person based on 3 tenants renting the property
- Deposit only £200 per person
- Modern kitchen
- Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee
- Available for 25/26

**Rights & restrictions**

(i) a right (in common with the Purchaser) to pass and repass over and along the Southern moiety of the said passage (ii) a right for part of the back bedroom of the Vendor's adjoining property number 6 Whitehall Grove to remain over the Southern moiety of the said passage as hitherto and with a right of support for the said back bedroom by the passage wall of the dwellinghouse of the property hereby conveyed (iii) a right (in common with the owners for the time being of the four dwellinghouses numbers 8, 10, 12 and 14 Whitehall Grove) to use the drain lying under the said passage for the purposes of connecting the drain of the said dwellinghouse number 6 Whitehall Grove with the main sewer in Whitehall Grove Subject to the payment of a fair proportion of the cost and expense of maintenance and renewal of the said drain and (iv) all such other rights which have hitherto been enjoyed by the occupier of the Vendor's adjoining property number 6

Whitehall Grove and which would have been legal easements had the property hereby conveyed and the Vendor's adjoining property belonged to different owners SUBJECT to a right for the owners for the time being of the four dwellinghouses numbers 8, 10, 12 and 14 Whitehall Grove to use the drain lying under the said passage for the purposes of connecting the drains of the dwellinghouses numbers 8, 10, 12 and 14 Whitehall Grove with the main sewer in Whitehall Grove Subject to the payment of a fair proportion of the cost and expense of maintenance and renewal of the said drain. "It is hereby agreed and declared as follows:- (a) That the boundary walls dividing the property hereby conveyed and the Vendors adjoining property number 6 Whitehall Grove shall be party walls and be repaired and maintained accordingly (b) That all matters the subject of common user by the owners for the time being of the property hereby conveyed and the Vendors adjoining property number 6 Whitehall Grove shall be repaired and maintained at the joint and proportionate expense of the said owners 4. It is hereby declared that the boundary walls on the South and West sides of the property hereby conveyed are party walls and are 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>

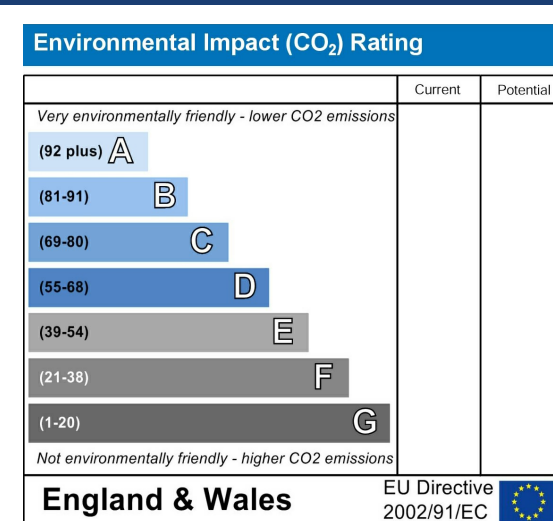
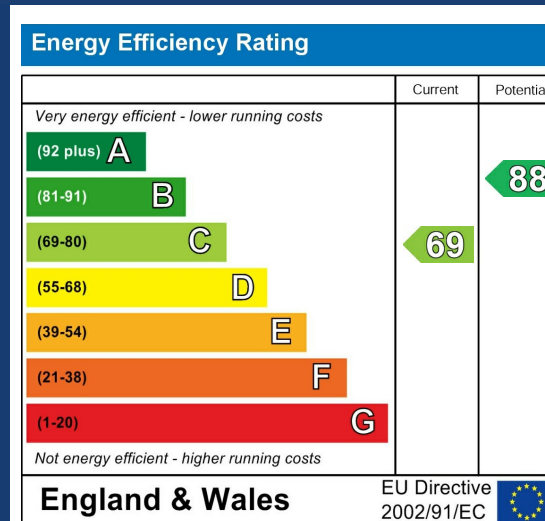
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Amazing West End location. Three bedroom house with additional spare room / study room very close to the University and the City Centre. Modern kitchen and a great enclosed outside space.

Gas central heating. Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee

\*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>

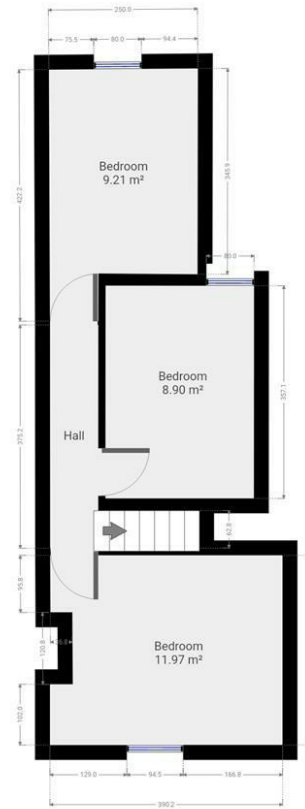
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:  
<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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

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