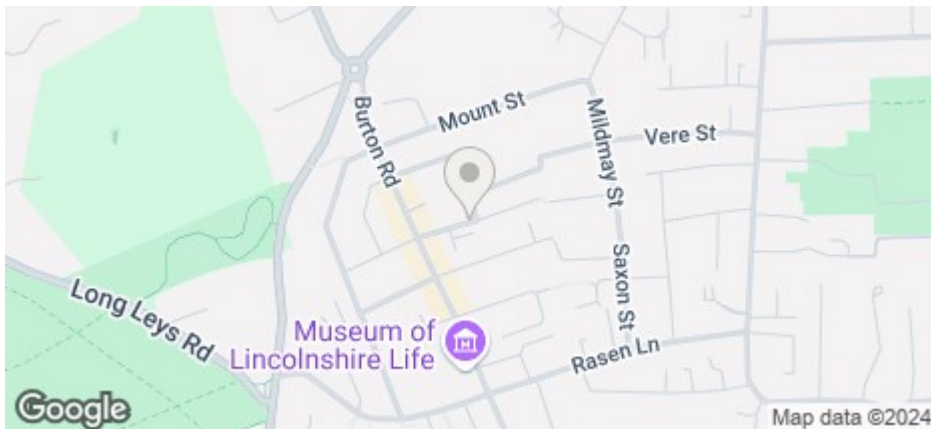




## 23 Wilson Street, Lincoln, Lincs, LN1 3HZ

£112 Per Week

COUNCIL TAX BAND: A



- Three evenly sized bedrooms
- On-street parking
- Close to BG University
- Modern kitchen and shower room
- Council Tax Band A
- Price displayed is per person based on 3 tenants renting the property
- Contemporary furniture
- Super-fast Virgin Media Internet 350Mbps download and 7Mbps upload!
- Furnished
- Available for 25/26

**Rights & restrictions**

TOGETHER with a right of passage or way in common with the Vendors and all others having similar rights on foot only over and along the passages or ways coloured green on the said plan and the right to use the drainage gas and water pipes now laid or hereafter to be laid therein for the benefit of the property hereby conveyed or any adjacent or adjoining property SUBJECT to the payment of a proportionate part of the cost of keeping the passages and the said drainage gas and water pipes cleansed and in repair RESERVING nevertheless unto the Vendors and the owner or owners for the time being of the adjoining dwellinghouse Number 21 Wilson Street a right of way at all times on foot only over and along the open pathway coloured blue on the said plan subject to the payment of a proportionate part of the cost of keeping the said pathway in repair and TOGETHER with and RESERVING respectively so that they shall subsist as legal easements all such other rights privileges (if any) as are now enjoyed or suffered in respect of the property hereby conveyed in common with the adjoining 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>

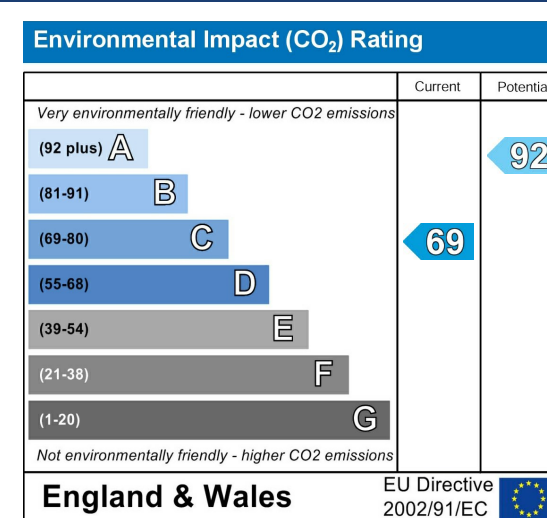
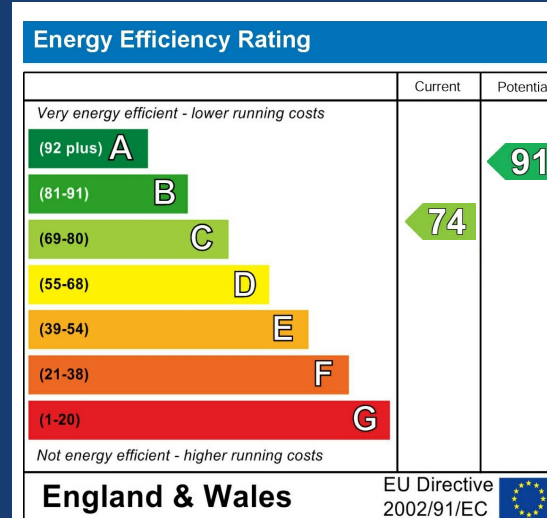
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



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.



This three bedroom property is in a great location close to BG University and plenty of local shops and amenities. Modern kitchen and shower room with contemporary furniture. Parking is available on street. 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

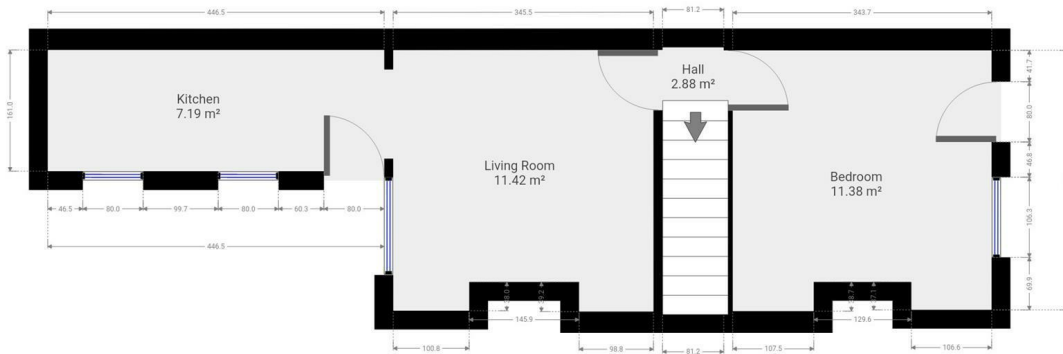
Scheme.

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

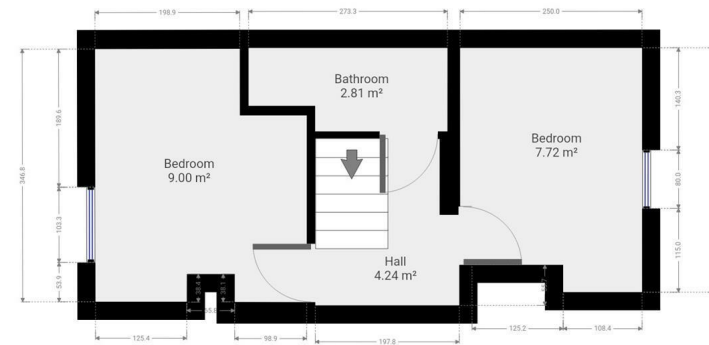
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:  
<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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