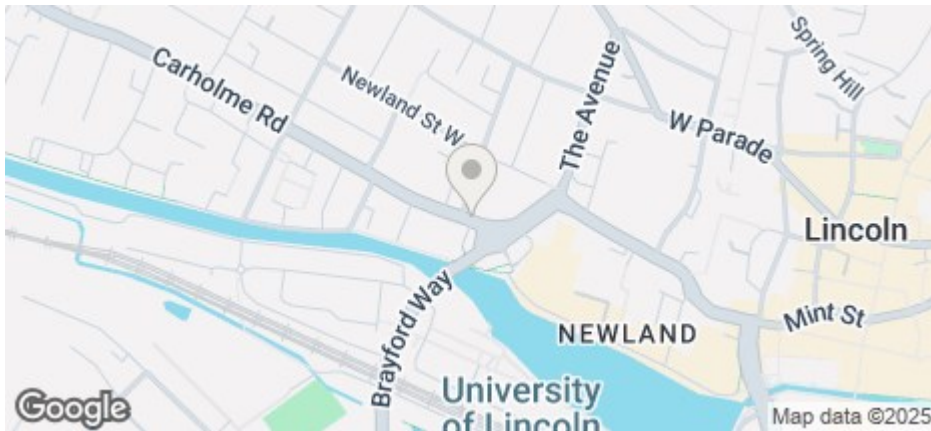




## 41A Carholme Road, Lincoln, Lincs, LN1 1RN

£119 Per Week

COUNCIL TAX BAND: A



- Furnishing and décor designed by VC Interiors
- Only minutes from Lincoln University
- Five large double bedrooms
- Price displayed is per person based on 5 tenants renting the property
- Council Tax Band A
- Modern colours and finish
- Contemporary open plan Lounge/Dining/Kitchen with washer dryer & dishwasher
- Super-fast Virgin Media Internet 350Mbps download and 7Mbps upload!
- Close to City Centre
- Available for 25/26

There are planning applications in the immediate locality; conversion of ground floor office to residential (C3) - 39A Carholme Road.

**Rights & restrictions**

"TOGETHER ALSO with and RESERVING to the Vendor and his successor in title respectively such right of way over that part of the property coloured yellow on the said plan which does not belong to the Purchaser and the vendor respectively as is necessary to facilitate the freer access with motor vehicles to and from the property hereby conveyed and the adjoining property of the Vendor on the North respectively from and to Depot Street aforesaid."

"TOGETHER WITH and SUBJECT TO such rights of drainage as now exists and TOGETHER ALSO WITH and SUBJECT TO such right of way over that part of the property coloured yellow on the said plan which does not belong to the Purchaser and the owner of number 43 Carholme Road aforesaid respectively as is necessary to facilitate the freer access with motor vehicles to and from the property hereby conveyed and the adjoining property number 43 Carholme Road aforesaid from and to Depot Street."

"IT IS HEREBY AGREED and DECLARED that the fence dividing the property hereby conveyed from the adjoining property on the south number 43 Carholme Road aforesaid shall be a party fence and repaired and maintained as such."

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>

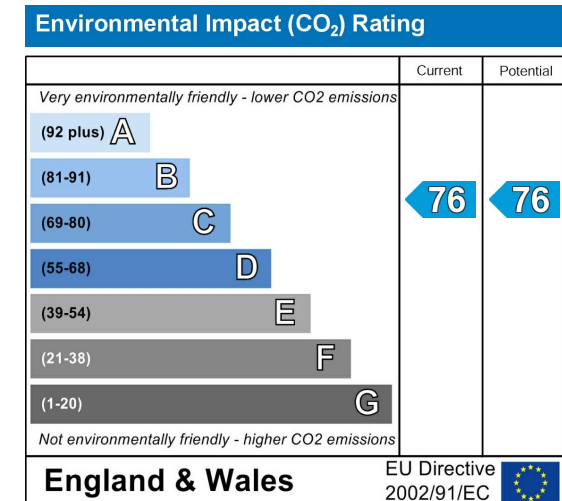
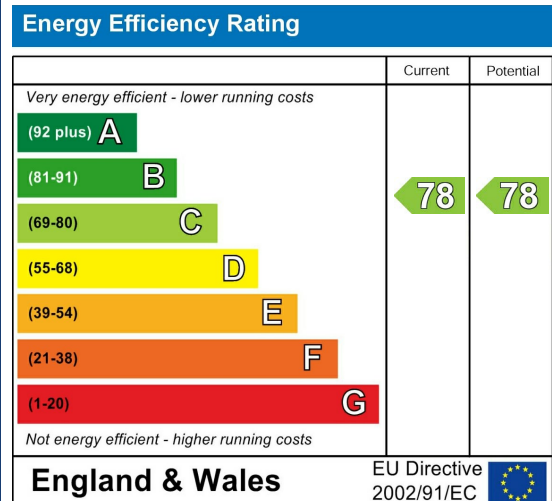
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Fantastic house in the West End very close to Lincoln University. The property includes an open plan lounge/diner and fully fitted kitchen, two shower rooms and five double rooms. The property has been recently decorated and furnished throughout with unique features, designed by VC Interiors. 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)

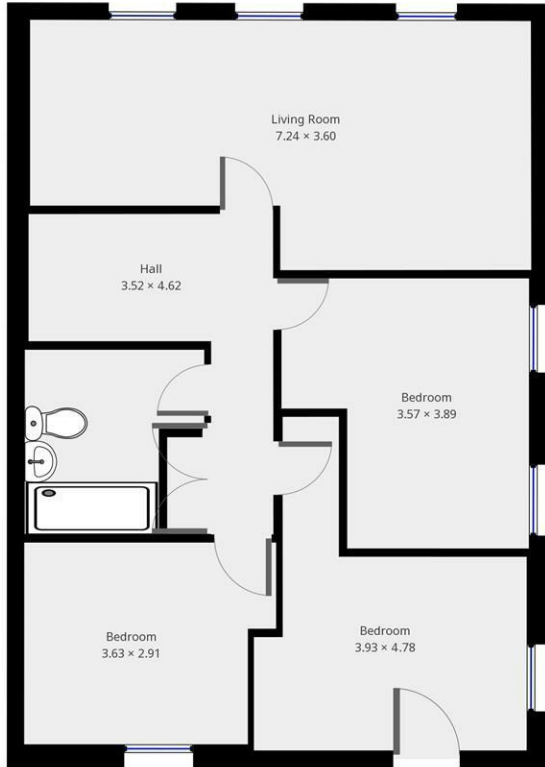
WhatsApp - 07908 557770

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.

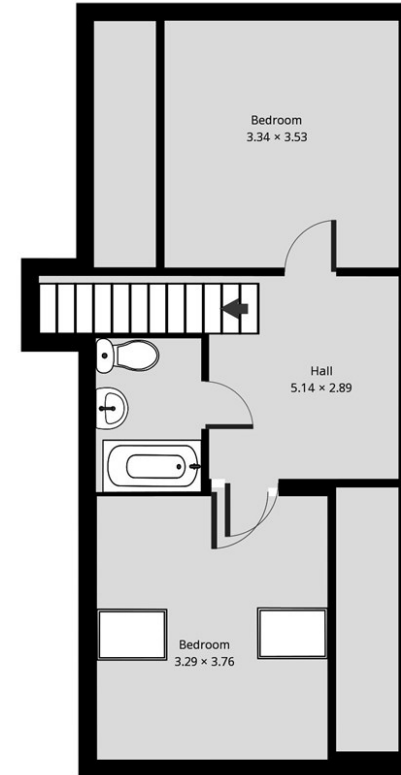
For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about>

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.



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...



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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