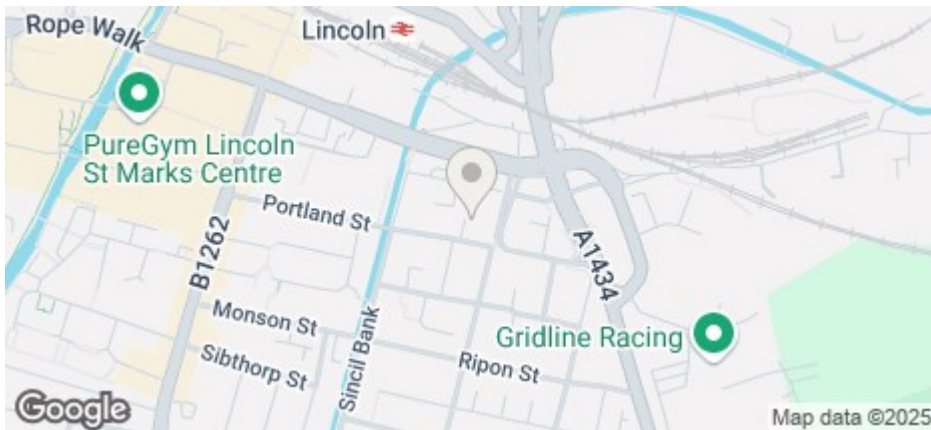




4 Lewis Street, Lincoln, LN5 7LD

£160 Per Week

COUNCIL TAX BAND: A



- Spacious two bedroom en suite property
- Great Location
- Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee
- Close to the Transport Hub & city centre amenities
- Council Tax Band A
- Newly refurbished for 25/26
- Gas Central Heating
- Furnished
- Tumble dryer & dishwasher included
- Available FEBRUARY

Rights & restrictions

TOGETHER with a right to and for the Purchasers and their successors in title owner or owners or occupier for the time being of the premises hereby conveyed and their servants workmen or agents from time to time and at all times hereafter to pass and repass on foot over and along the passage or way leading from Lewis Street aforesaid to the back door of the premises hereby conveyed Subject to the payment of a proportionate part of the cost of keeping the said passage or way in repair

TOGETHER ALSO with a right for the Purchasers and their successors in title owner or owners occupier or occupiers for the time being of the premises hereby conveyed to use the drain or lines of drainage pipes now laid under and across the adjoining premises on the south now or formerly belonging to Alfred Sims and the said passage or way or any other lines of drainage pipes that may from time to time be substituted therefor for the purpose of connecting the drains of the premises hereby conveyed with the main sewer in Lewis Street aforesaid subject to the payment of a proportionate part of the cost of maintaining repairing and reinstating the said drains or lines of

drainage pipes Subject also to a right for the owner or owners occupier or occupiers for the time being of the adjoining dwellinghouse on the north now or formerly belonging to Frank T. Atkinson to use so much of the said drain or line of drainage pipes as lies under or across the premises hereby conveyed Subject to their paying a proportionate part of the cost of amending amending repairing and keeping in repair the said drain or lines of pipes.

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>

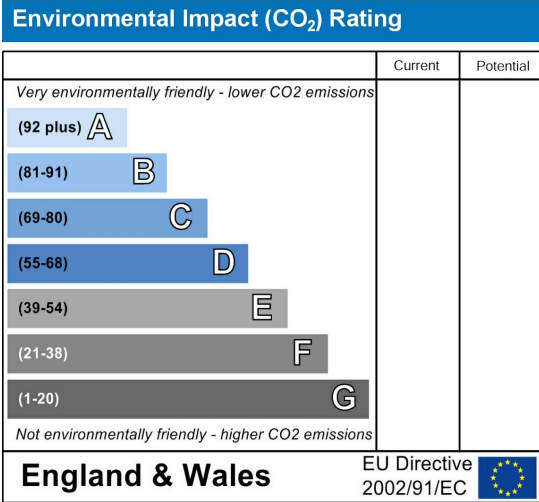
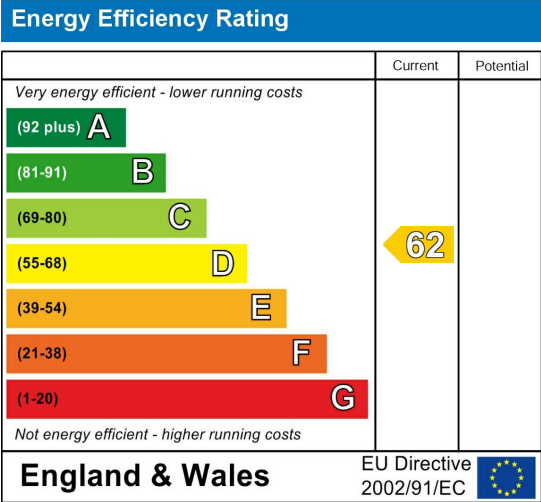
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Brand new refurbished two bedroom en suite student property for 25/26!

Great central location, within easy access of the City Centre and University of Lincoln. The property features a large open plan living and dining room, modern kitchen and downstairs WC utility. There are 2 bedrooms both with en suite bathrooms.

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

** The internal photos are examples of the standard and finish of the refurbishment. Please contact us to organize a viewing.

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, 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
WhatsApp - 07908 557770

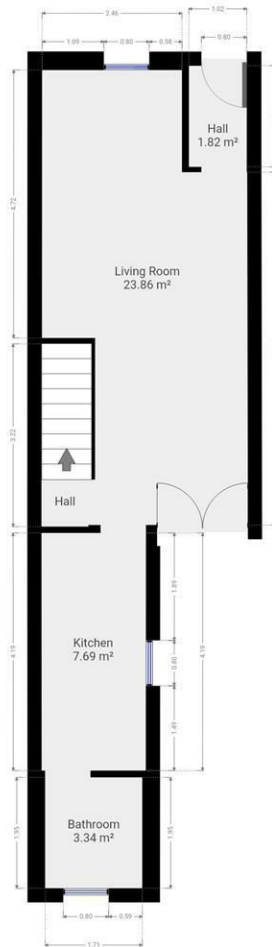
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

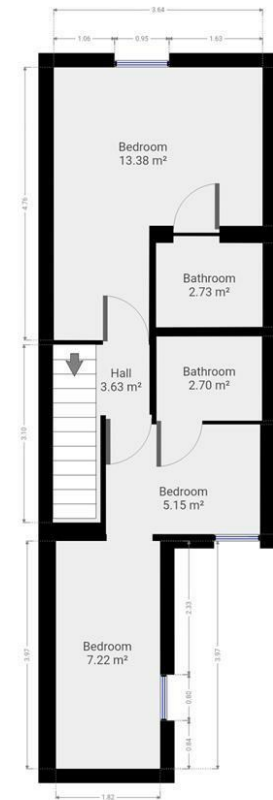
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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.



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