



Flat 3 340 - 341A High Street, Colbeck Chambers, Lincoln, LN5 7DQ

£225 Per Week



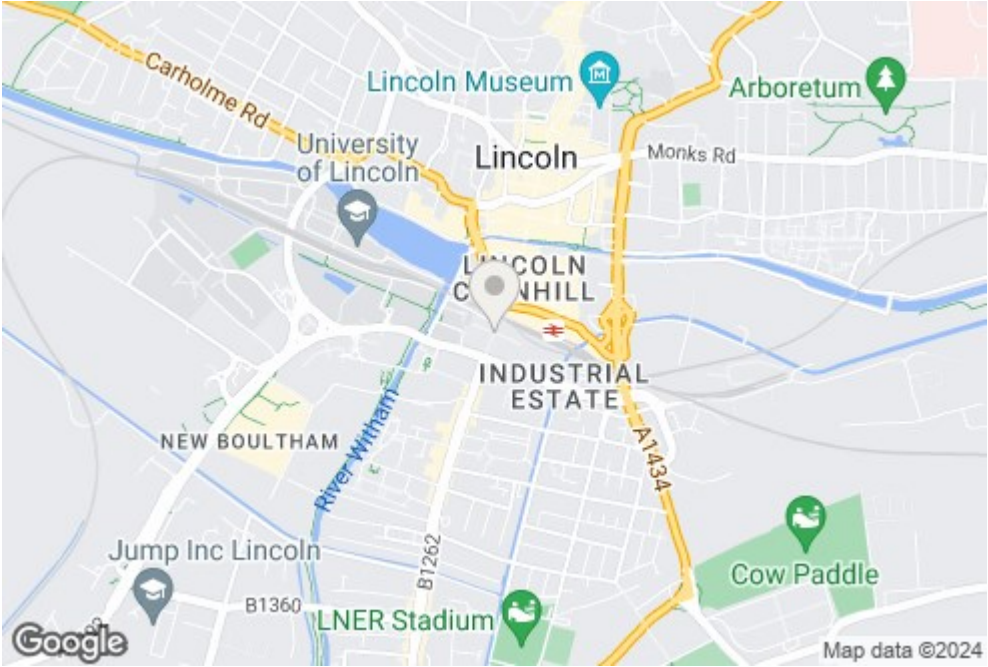
THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. DIMENSIONS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. CONTACT US FOR FURTHER INFORMATION.

- In the heart of the City Centre
- 5 minute walk to the University
- View the virtual tour
- 1st Floor Apartment
- Council Tax Band A
- Wall mounted TV in the lounge
- No parking
- Close to the transport hub
- Price displayed is per person based on 1 or 2 tenants renting the property
- Available for 23/24

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.

Planning has been agreed by City of Lincoln Council for four new apartments to be constructed in the existing outbuilding and rear of the residential unit. Building work is due to commence in 2024.

The power source for the aerial points for the building is located in Flat 3 and access may be needed in the event of a maintenance issue with any aerial in the building.

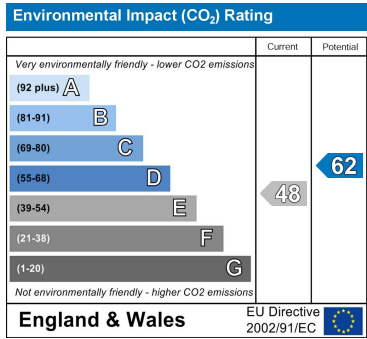
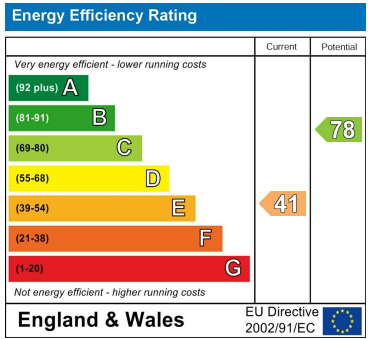


For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>



Council Tax Band A

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.