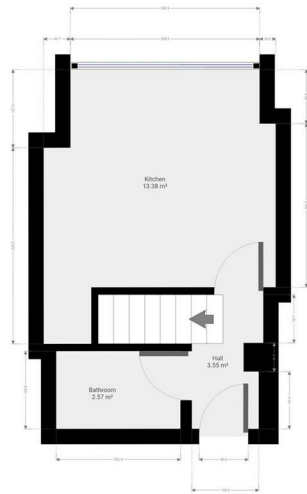




## 3B St. Marys Street, Lincoln, LN5 7EQ

£250 Per Week



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.

- Contemporary Open Plan Living Area
- Separated Over Two Floors
- Close to Transport Hub
- Modern Furniture
- No parking included
- Stylish Accommodation
- Great Central Location
- Includes dishwasher and tumble drier
- Council Tax Band A
- Available for 24/25

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.

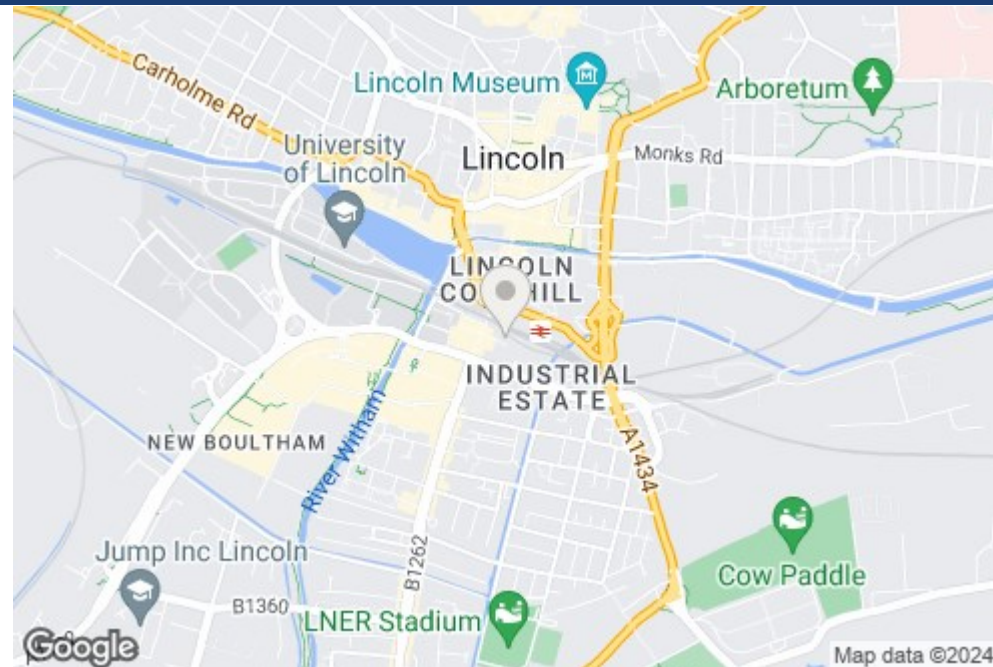
Planning permissions in locality

No: 2023/0852/FUL - 1 St Marys Street

No: 2023/0599/ADV - 12 - 14 St Marys Street Lincoln

No: 2023/0022/FUL - 15 - 16 St Marys Street Lincoln

No: 2023/0884/RD, 2023/0274/RD, 2022/1043/FUL - 17-19 St Marys Street Lincoln

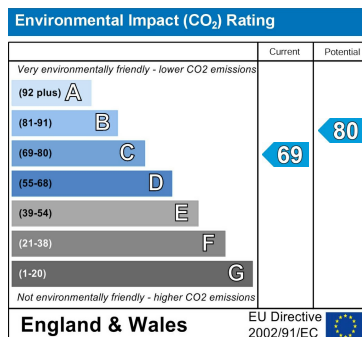
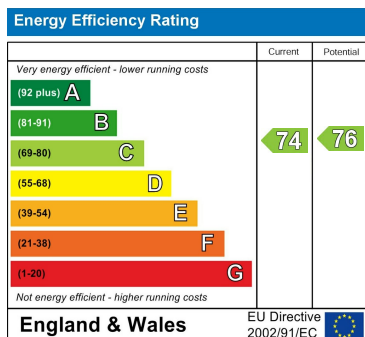


For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit:  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.

### Council Tax Band

41 Carholme Road, Lincoln, Lincolnshire, LN1 1RN  
 01522 802020

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