

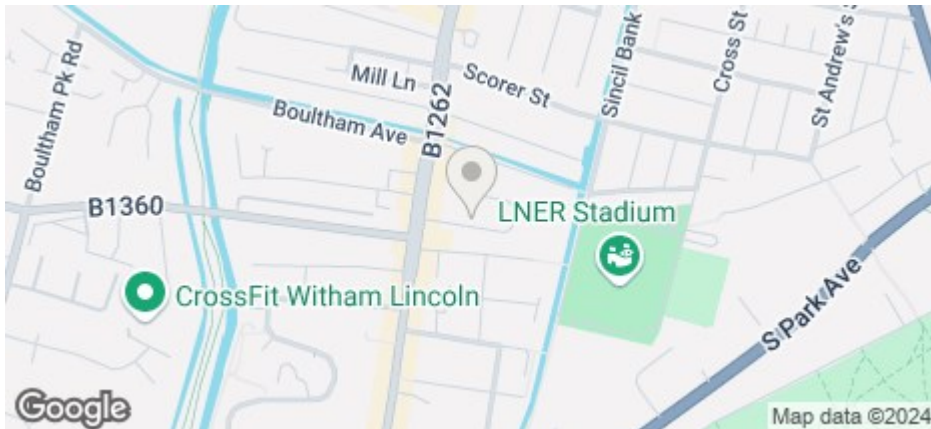


£100 Per Week

COUNCIL TAX BAND: A



27 Smith Street, Lincoln, Lincs, LN5 8HY



- ****AVAILABLE NOW FOR THE CURRENT ACADEMIC YEAR 24/25****
- On street parking
- Private enclosed garden
- Communal TV in the lounge included
- Council Tax Band A

- Four double rooms with one room available
- Deposit of just £200pp
- Virgin Media internet
- Great City Centre location
- Available for 24/25

Rights & restrictions

NOTE 1: As to the part numbered 1 on the title plan only the part of the rooms above ground floor level of 27 Smith Street and the Western half of the passageway are included in the title.

NOTE 2: The land has the benefit of a right of way over the part of the passageway at the side not included in the title.

2 The land has the benefit of the following rights granted by but is subject to the following rights contained in a Conveyance of 29 Smith Street dated 30 June 1955 made between (1) Margaret Ellen Parkin (Vendor) (2) Gladys Adeline Heslam and (3) Margaret Jessie Barratt and John Thomas Edward Rawding:-

TOGETHER with a right for part of the bedroom belonging to the property hereby conveyed to extend over the Western half of the said passage and with a right of support therefor by the walls forming the boundary of Number 27 Smith Street aforesaid RESERVING nevertheless the right for part of the bedroom belonging to Number 27 Smith Street aforesaid to extend over the Eastern half of the said passage and with a right of support therefor by the wall forming the boundary of the property hereby conveyed TOGETHER also with and SUBJECT to all such other rights of way drainage and to such other rights and privileges (if any) of a

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>

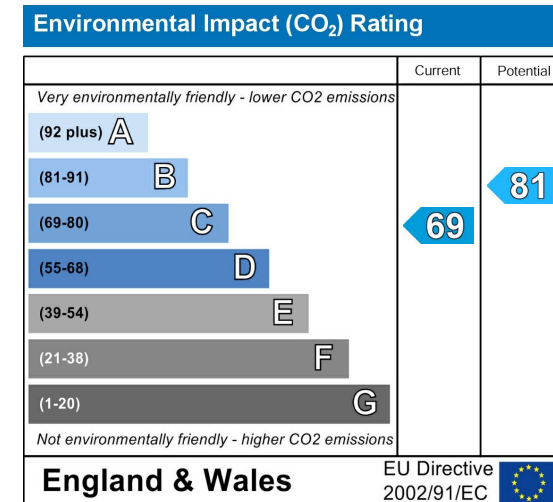
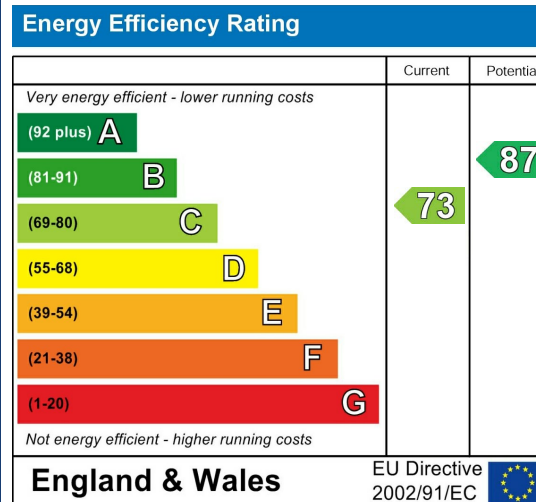
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>



| 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.



****AVAILABLE NOW FOR THE CURRENT ACADEMIC YEAR 24/25****

PLEASE NOTE THIS PROPERTY IS NOT FOR THE NEXT ACADEMIC YEAR 25/26

Don't miss this fantastic property with one room available in a house of four, close to the City Centre and Lincoln University.

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

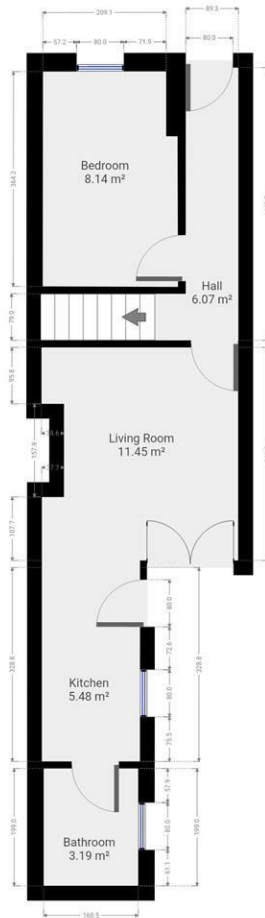
WhatsApp - 07908 557770

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.

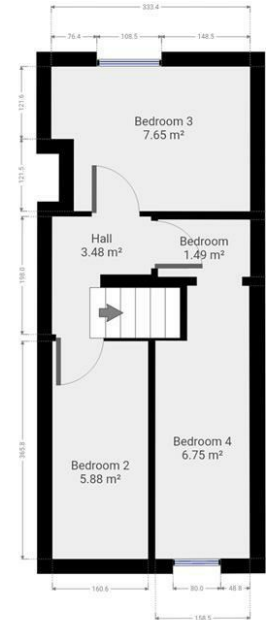
For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

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 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