

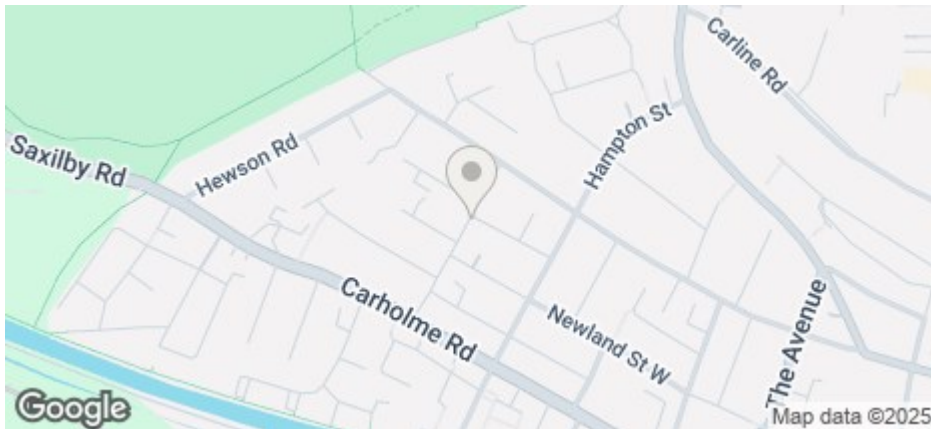


£105 Per Week

COUNCIL TAX BAND: B



## 22 Moor Street, Lincoln, Lincs, LN1 1PR



- Large open plan living area
- Contemporary kitchen with breakfast bar
- Modern furnishings
- Price displayed is per person based on 6 tenants renting the property
- Council Tax Band B
- Ethernet points in bedrooms
- Dishwasher included
- Two shower rooms
- Close to University
- Available for 26/27

Rights & restrictions

The said Frederick Scarborough his heirs or assigns would forthwith make and afterwards maintain good and sufficient boundary fences next the roads and on the side of the land marked T on the said plan (being the North East and West sides) and within the boundary The road and front division fences should not be more than 5 feet high and those behind not less than 5 feet 6 inches nor more than 6 feet 6 inches in height. 2. The front building line shown upon the said plan and which building line is at least 9 feet to the East of the Eastern boundary of Moor Street should be observed and walls facing the highway (Moor Street) of all buildings should conform thereto and no building or part of a building (except the fences before mentioned and architectural dressings bays and balconies to the extent of 3 feet 6 inches only)

should be erected in front of such building line or between such building line and the said highway but such spaces should (except as aforesaid) at all times thereafter be left open and unbuilt upon but the said Frederick Scarborough should be at liberty to erect stables and other buildings on the said land behind the said building line. 2 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 5 June 1934 made between (1) Kate Scarborough and (2) Thomas Young:- "SUBJECT to the right for the owner or owners of the two messuages lying to the South of the messuage hereby conveyed to use the line of drainage pipes passing from such two messuages through and under the yard at the rear of the messuage hereby conveyed into the main sewer in Allison Street aforesaid the respective owners for the time being of such three messuages entitled to use the drainage pipes paying equally between them the cost of repairing maintaining cleansing and renewing the same.

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>

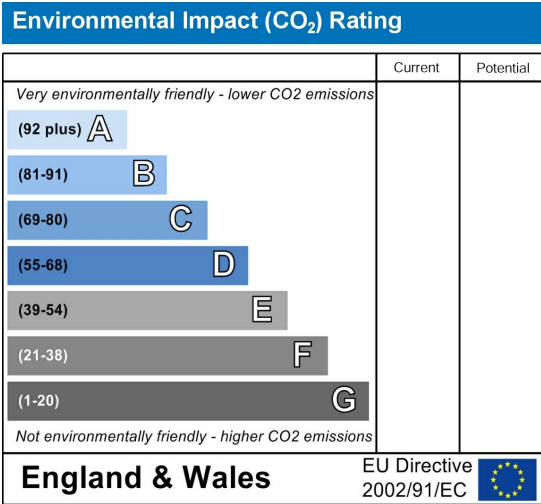
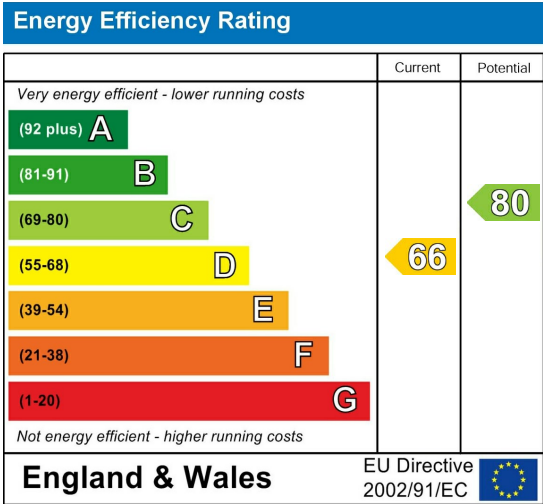
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



| 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.



A spacious and modern property featuring an open plan lounge kitchen with two shower rooms. Ethernet points in all bedrooms. Great location in the popular West End.

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 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 total rent due for the property will increase by £33.82 per week for any non-students (rental shares can be apportioned per tenant, meaning one or more tenants can contribute to this).

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!

See downloadable brochure for more details.

Call - 01522 802020

email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

WhatsApp - 07908 557770

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 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.

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>

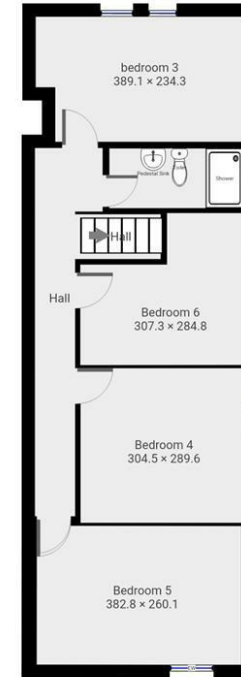
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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 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