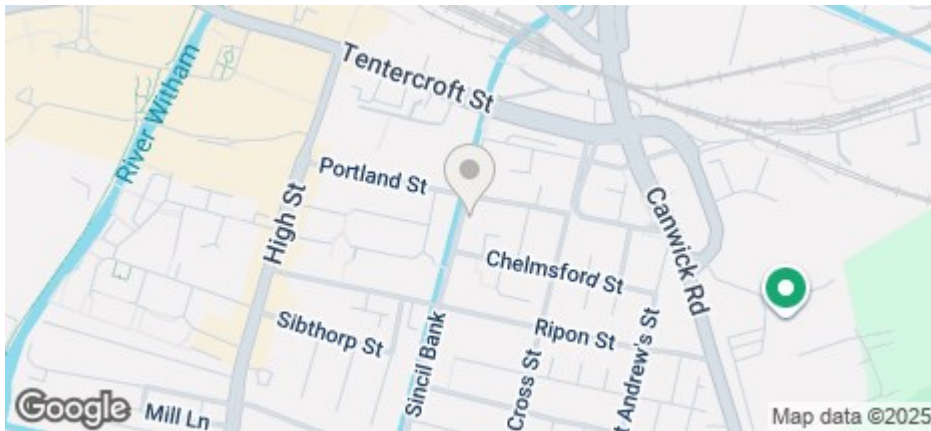




24 Sincil Bank, Lincoln, Lincs, LN5 7TJ

£162 Per Week

COUNCIL TAX BAND: A



- Two en suite bedrooms
- Premium student accommodation
- tumble dryer and dishwasher included!
- Short walk to Lincoln University
- Council tax band A

- Enclosed yard area
- Close to the City Centre
- Spacious rooms
- Rent shown is based on 2 tenants renting the property
- Available for 26/27

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>

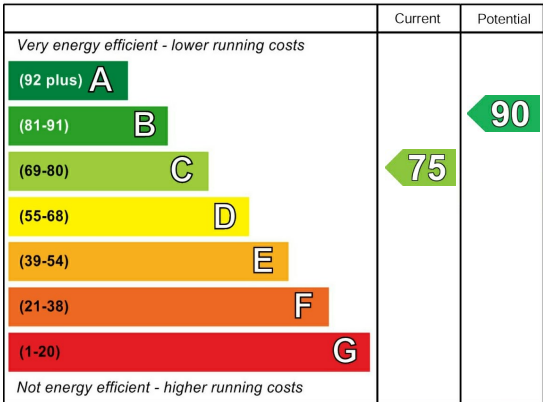


| Number of tenants<br>per property | Gas Allowance<br>(Kwh) | Electric Allowance<br>(Kwh)* | Water Allowance<br>(m3) |
|-----------------------------------|------------------------|------------------------------|-------------------------|
| 1                                 | 10000                  | 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.

### Energy Efficiency Rating

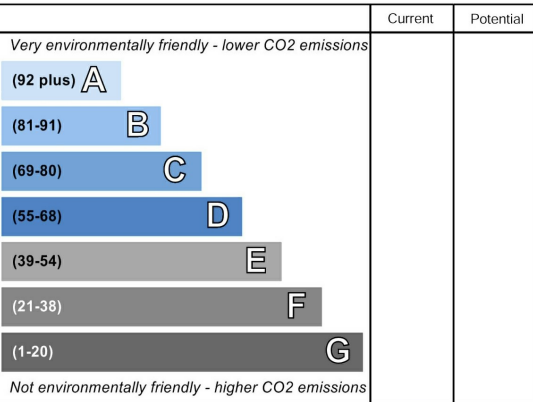


England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC



Premium two bedroom en suite property in Sincil Bank, close to the City Centre, University and High Street shops and restaurants.

Permit parking for up to two cars, through City of Lincoln Council (fees apply). 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 £28.99 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

Rights & restrictions

"TOGETHER with the following rights namely:- (i) a right for the Purchaser and his successors in title owners and occupiers for the time being of the property hereby conveyed and their servants and licensees in common with all other persons from time to time having the right to use the same at all times and for all purposes in connection with the use and enjoyment of the property hereby conveyed (as the same has heretofore been used and enjoyed) to pass and repass over the Southern half of the said passage  
(ii) a right for part of the first floor belonging to the property hereby conveyed to extend over the said Southern half of the said passage and with a right of support therefor by the wall forming the boundary of Number 25 Sincil Bank aforesaid  
(iii) So as to subsist hereafter as legal easements all such rights of drainage as now exist and such other rights easements quasi-easements and privileges in the nature of easements as are now and have hitherto been used and enjoyed by and between the property hereby conveyed and Number 25 Sincil Bank aforesaid  
(iv) Such rights of drainage and such other rights easements and privileges as are now used and enjoyed by and between the property hereby conveyed and the adjoining properties on the south of Number 25 Sincil Bank aforesaid  
(v) a right to use the line of drainage pipes running through or under the yard of Number 25 Sincil Bank aforesaid and thence into the main sewer in Chelmsford Street TO HOLD the same UNTO the Purchaser in fee simple RESERVING unto the Vendor the following rights namely:-  
(i) The right for the Vendor and his successors in title the owners and occupiers of Number 25 Sincil Bank aforesaid and their servants and licensees in common with all other persons from time to time having the right to use the same at all times and for all purposes in connection with the use and enjoyment of Number 25 Sincil Bank aforesaid (as the same has heretofore been used and enjoyed) to pass and repass over the Northern half of the said passage  
(ii) The right for part of the first floor belonging to Number 25 Sincil Bank aforesaid to extend over the Northern half of the said passage and with a right of support therefor by the wall forming the boundary of the property hereby conveyed  
(iii) So as to subsist hereafter as legal easements all such rights easements quasi-easements and privileges in the nature of easements as are now and have hitherto been used and enjoyed by and between Number 25 Sincil Bank aforesaid and the property hereby conveyed."  
"IT IS HEREBY AGREED and DECLARED that (a) the house walls separating the property hereby conveyed from Number 25 Sincil Bank aforesaid shall be party walls and shall be repaired and maintained as such (b) the yard and garden fence dividing Number 25 Sincil Bank aforesaid from the property hereby conveyed shall belong to the property hereby conveyed and (c) all ways drains sewers pipes and things the subject of common use by and between the property hereby conveyed and Number 25 Sincil Bank aforesaid shall be cleansed and repaired and maintained and renewed at the joint and equal expense of the respective owners for the time being of the said two properties.

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.

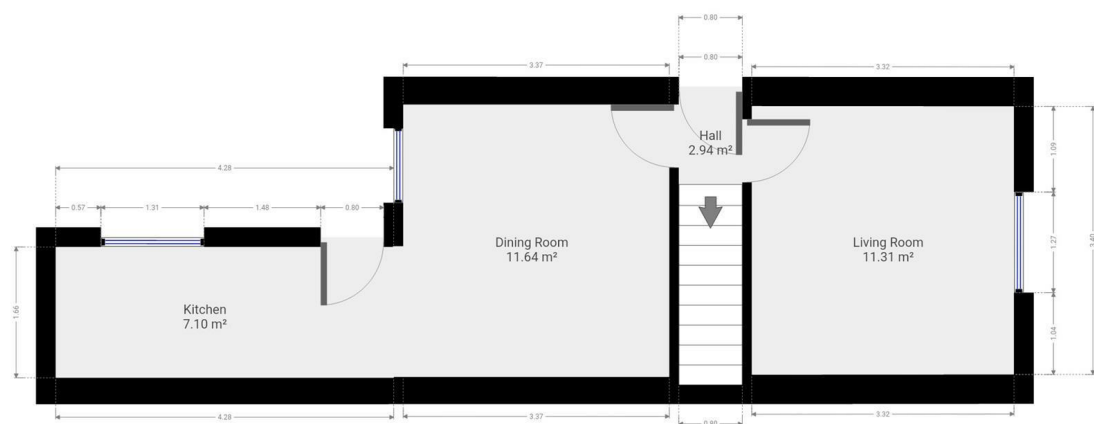
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

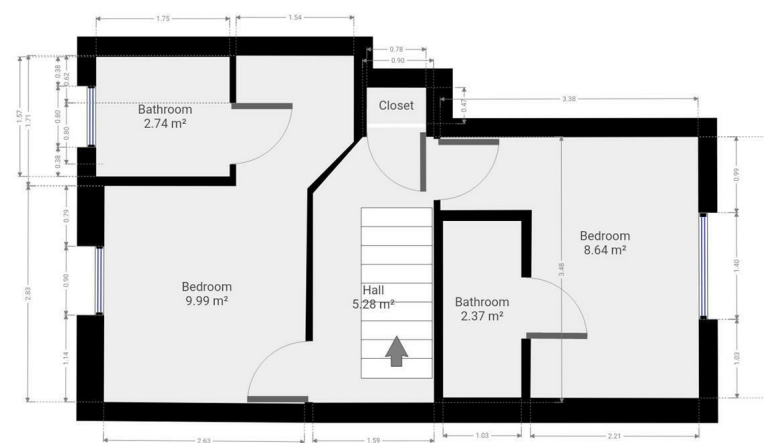
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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