



King & Co.

8 MAYFAIR CLOSE, CHERRY WILLINGHAM,
LINCOLN, LN3 4GH

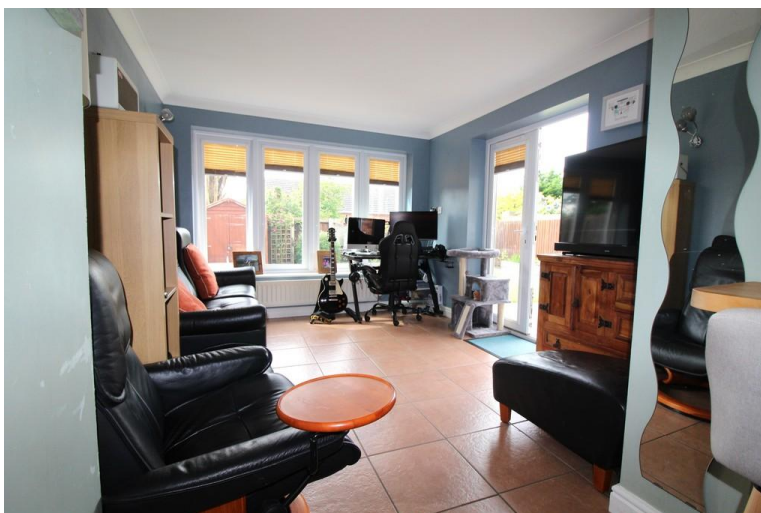
£1,050 PCM DEPOSIT £1,210





- ~ Available from: 8th July 2024
- ~ Council Tax Band: B
- ~ Unfurnished
- ~ Minimum 12-month tenancy
- ~ Construction: Cavity
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C75

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>
<https://checker.ofcom.org.uk/>



HALLWAY

Stairs rising to first floor, coving, radiator and wood effect laminate flooring.

CLOAKROOM

With close couple WC, pedestal wash hand basin with splash back tiling, obscure glaze window to front elevation, radiator, coving and vinyl flooring.



LOUNGE

12' 5" x 12' 3" (3.79m x 3.75m) Having window to front elevation looking out to Mayfair Court, wall hung electric fire, coving, radiator and fitted carpet.

KITCHEN/BREAKFAST ROOM

19' 7" x 9' 7" (5.98m x 2.93m) With a range of modern contemporary units including; stainless steel sink and drainer inset to work surface with cupboards, drawers and space below for dishwasher.

The work surface continues along the neighbouring wall having four ring gas hob inset with extractor unit above, cupboards and drawers below and larder style unit adjacent housing stainless steel oven and grill with pull-out feature storage rack.

Also with; fitted storage cupboard, window to rear elevation, vertical radiator, coving, and with tiled flooring continuing through to the;

GARDEN ROOM

11' 6" x 10' 0" (3.53m x 3.05m) Double doors leading out to the adjacent rear garden patio, further windows to rear elevation, coving, radiator and tiled flooring.

BEDROOM ONE

9' 2" x 10' 11" (2.80m x 3.35m) Window to rear elevation, fitted wardrobe to part of one wall, coving, radiator and fitted carpet.

EN-SUITE

Having shower enclosure with chrome mixer shower unit, wall hung wash and basin with splash back tiling, close couple WC, coving, two flush ceiling down lights, chrome ladder effect heated towel rail and vinyl flooring

BEDROOM TWO

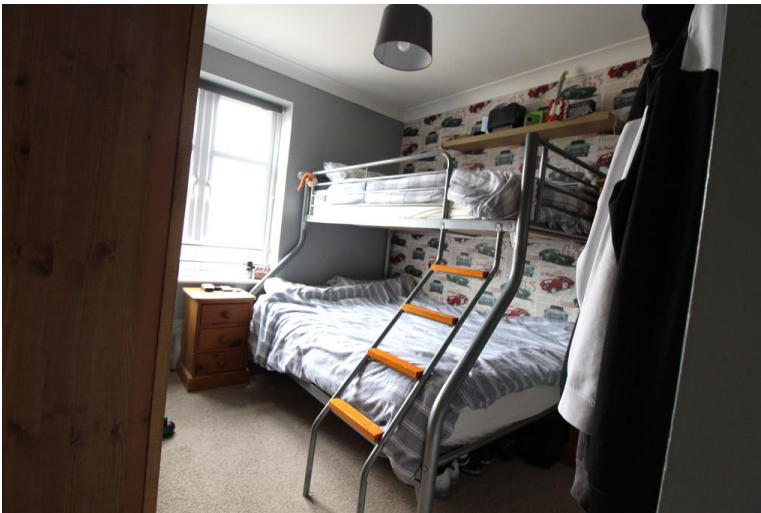
9' 1" x 8' 11" (2.79m x 2.73m) Window to front elevation, coving radiator and fitted carpet.

BEDROOM THREE

10' 1" x 5' 9" (3.08m x 1.77m) Windows front elevation, fitted wardrobe, coving, radiator and wood effect laminate flooring.

BATHROOM

6' 11" x 6' 7" (2.13m x 2.01m) Having P-shaped bath with wall hung electric Mira shower unit, pedestal wash hand basin, close couple WC, coving, four flush ceiling down lights, appropriate wall tiling, obscure glaze window to rear elevation, chrome ladder effect heated towel rail and vinyl flooring.



OUTSIDE

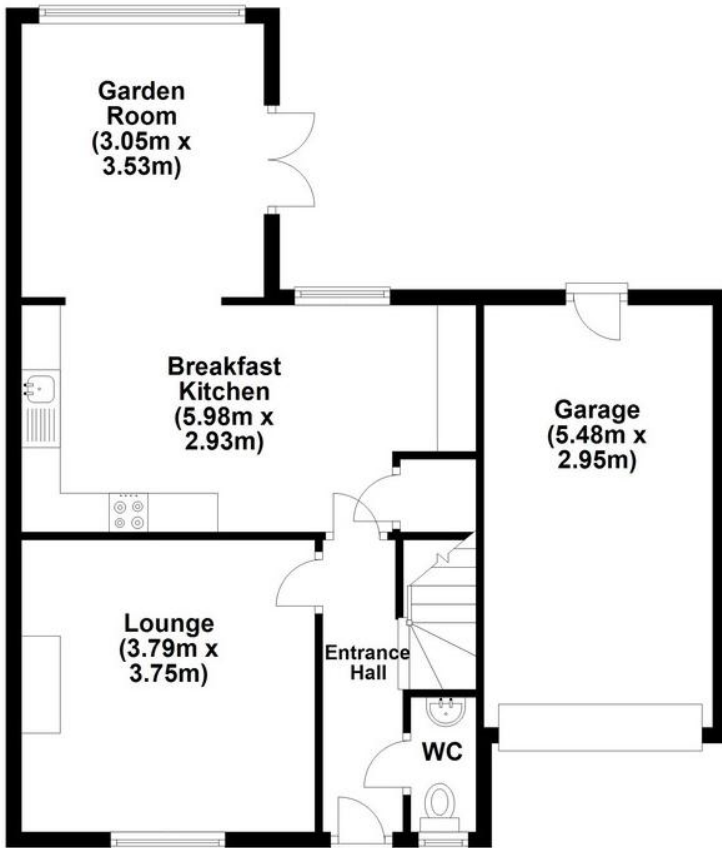
To the front of the property there is a lawned garden and block paved double width driveway offering parking and access to the:

GARAGE (5.48m x 2.95m)

To the rear the property benefits from a private block paved patio and lawn.

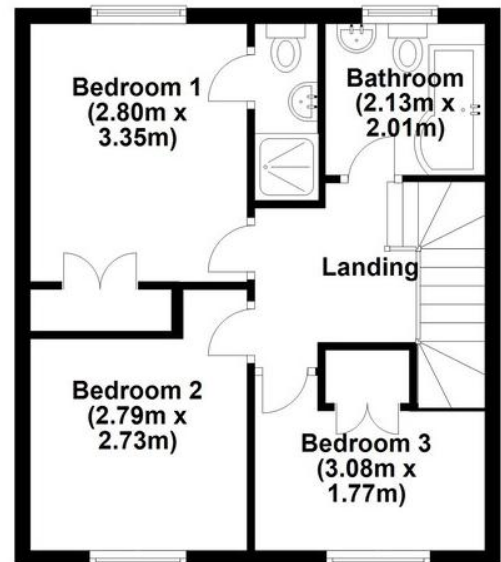
Ground Floor

Approx. 67.8 sq. metres (729.4 sq. feet)



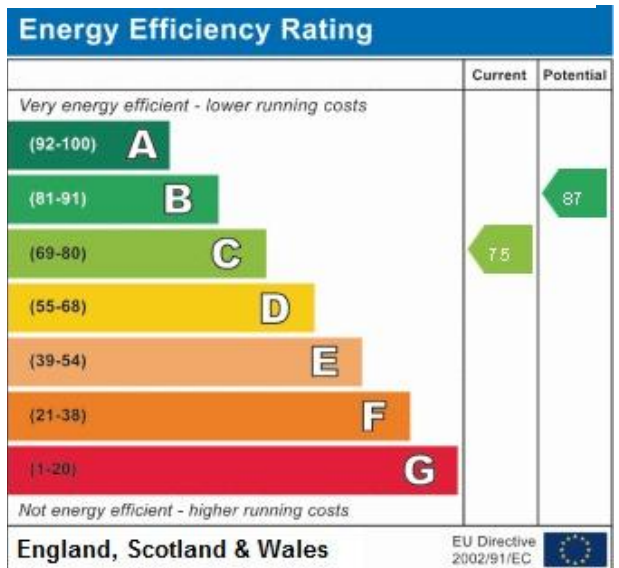
First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 107.6 sq. metres (1157.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



At King & Co, we strive to ensure all our fees are transparent and we proudly publish them openly so there are no hidden charges or surprises. All charges shown below, again to aid transparency, are inclusive of VAT.

Before you move in

A formal application with supplementary documentation will be required for all rental properties. The first month's rent and deposit of 5 weeks rent are due in full upon or prior to signing the tenancy agreement. This payment must be by cash or online payment; however, the funds must be in our account for keys to be released.

During your tenancy

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted Payments

Payment of £50 inc VAT if you want to change the signed tenancy agreement – examples of this are permission for an additional person to occupy the property, permission for a pet in the property, decoration.

The payment for a new key / security device to the property. A charge of £15 per hour may be charged in exceptional circumstances.

Payment of any unpaid rent or any other reasonable costs associated with your early termination of the tenancy such as the landlords reletting costs (costs are displayed on our website).

During the Tenancy (payable to the provider) if permitted and applicable

- Utilities – Gas, Electricity, Water, Oil, Green Deal Payments
- Communications – Telephone and Broadband
 - Installation of cable/satellite
 - Subscription to cable/satellite supplier
 - Television License
 - Council Tax

Other Permitted Payments

Any other permitted payments, not included above, under the relevant legislation scheme including contractual damages – examples of which include the payment to a contractor if you fail to attend a confirmed appointment, damages caused to the property due to the negligence of the tenancy for such items as blocked drains (eg. nappies flushed down the w.c). Rental payments overdue by more than 14 days will be subject to interest at the rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.

Tenant Protection

King & Co is a member of Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

Notes to potential tenants

The tenancy is for a period of a minimum of six months unless otherwise previously agreed with the Agent/Landlord. Tenants must be aged 21 years or over.



Client money protection for landlords and tenants

This is to certify that

KING AND CO. (LINCOLN) LTD

is a member of Client Money Protect

Membership no:	CMP005217	 Eddie Hooker Client Money Protect
Date of issue:	21/09/2023	
Expiry date:	20/06/2024	

