



King & Co.

3 HAMPTON COURT,
LINCOLN, LN1 1RG
£900 PCM DEPOSIT £1,035





- ~ Available from: 1st October 2024
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D60



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

Recently refurbished throughout, this well-presented open plan, two-bedroom semi-detached house boasts a conservatory and allocated parking. Situated to the Northwest of the City, it is within walking distance of the City Centre with all its amenities including shops and restaurants.



OPEN PLAN LIVING KITCHEN

12' 0" x 13' 3" (3.67m x 4.05m) Entered via uPVC front door, with window to the front elevation, understairs cupboard, stairs rising to the first floor, and wood effect flooring.

KITCHEN AREA

12' 0" x 11' 3" (3.67m x 3.43m) Boasting a newly fitted kitchen with a range of matching units, splashback to the worksurface, four ring gas hob, built in oven, extractor fan, stainless steel sink, and recessed lighting. Also with a new Ideal boiler and giving access to the:

CONSERVATORY

9' 6" x 8' 0" (2.9m x 2.44m) With tiled floor and giving access to the back garden.

BEDROOM

11' 9" x 9' 10" (3.6m x 3.02m) With windows to the front elevation, radiator, and fitted carpet.

SHOWER ROOM

With window to the side elevation, walk in shower, WC and toilet. Also with tiled flooring.



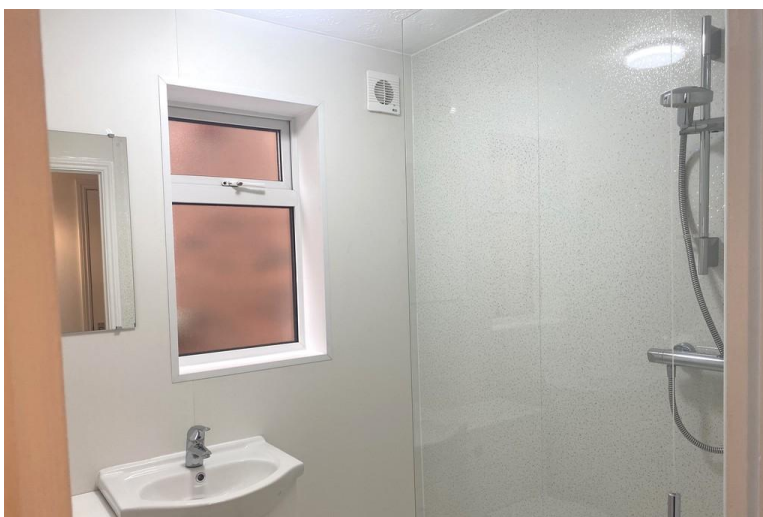
BEDROOM

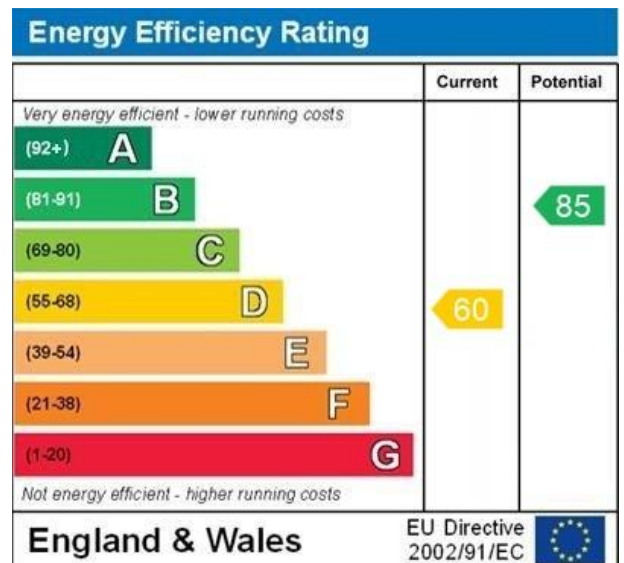
6' 10" x 8' 6" (2.1m x 2.6m) With windows to the rear elevation, storage cupboard, radiator, and fitted carpet.

OUTSIDE

The property benefits from its own parking space in a gated car park to the front.

The rear garden is low maintenance and fully enclosed.





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. (LINGOLN) LTD

is a member of Client Money Protect

Membership no: CMP005217
Date of issue: 21/06/2024
Expiry date: 20/06/2025


Eddie Hooker
Client Money Protect

