



King&Co.

FLAT 1, 35A BEAUMONT FEE,
LINCOLN, LN1 1EZ
£695 PCM DEPOSIT £800





- ~ Available from: 30th July 2026
- ~ Council Tax Band: A
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D56

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

16' 4" x 11' 0" (4.99m x 3.37m) Entered from the communal hallway, with window to the front and side, electric fire and wood effect laminate flooring. Giving access to:

KITCHEN

6' 0" x 6' 11" (1.83m x 2.13m) With a range of modern wall and base units, stainless sink and drainer unit, electric oven with four ring hob.

BEDROOM

9' 10" x 11' 10" (3.02m x 3.62m) With window to the side elevation, radiator and fitted carpet. Giving access to:

SHOWER ROOM

4' 6" x 6' 9" (1.39m x 2.08m) With three piece suite comprising electric shower cubicle, WC, wash hand basin and window to the side elevation. Also with tiled flooring.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



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
Date of issue: 21/06/2026
Expiry date: 20/06/2027


Eddie Hooker
Client Money Protect

