cloud lettings

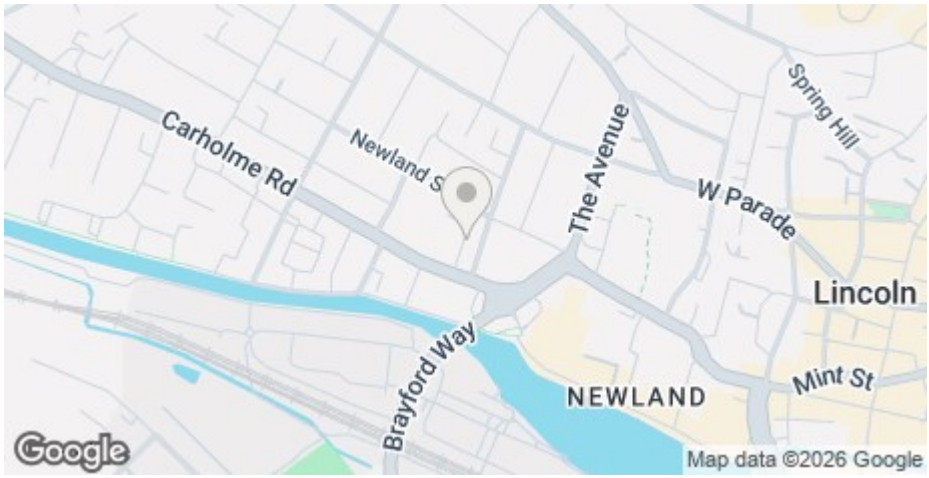







# 9 Westbourne Grove, Lincoln, Lincs, LN1 1RP

£460 Per Week  Council Tax Band A




- Short walk to University of Lincoln
- Tumble dryer included
- Popular West End location
- Spacious four bed accommodation
- Council Tax Band A
- Close to City Centre
- Permit parking (fees apply)
- Private enclosed yard
- Contemporary decor
- Available for 27/28

41 Carholme Road, Lincoln, Lincolnshire, LN1 1RN
01522 802020

info@cloudlettings.co.uk
www.cloudlettings.co.uk

Spacious FOUR bedroom terraced house in the popular West End area of Lincoln. Just a short walk to the City Centre and only 10 minutes from the University of Lincoln campus! Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. Gas central heating.

**Key Info**
Rent: £460 per week for the whole property
Bedrooms: 4
Deposit: £200 per person

Whole property
This listing is for a single tenancy of the full 4 bedroom property at the rent stated above.

The deposit payable on the first day of your tenancy is just **£200.00** per person along with the first months' rent.

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.

The stated rent excludes Council Tax. Full time students may be exempt (subject to Council approval).

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
WhatsApp - 07908 557770

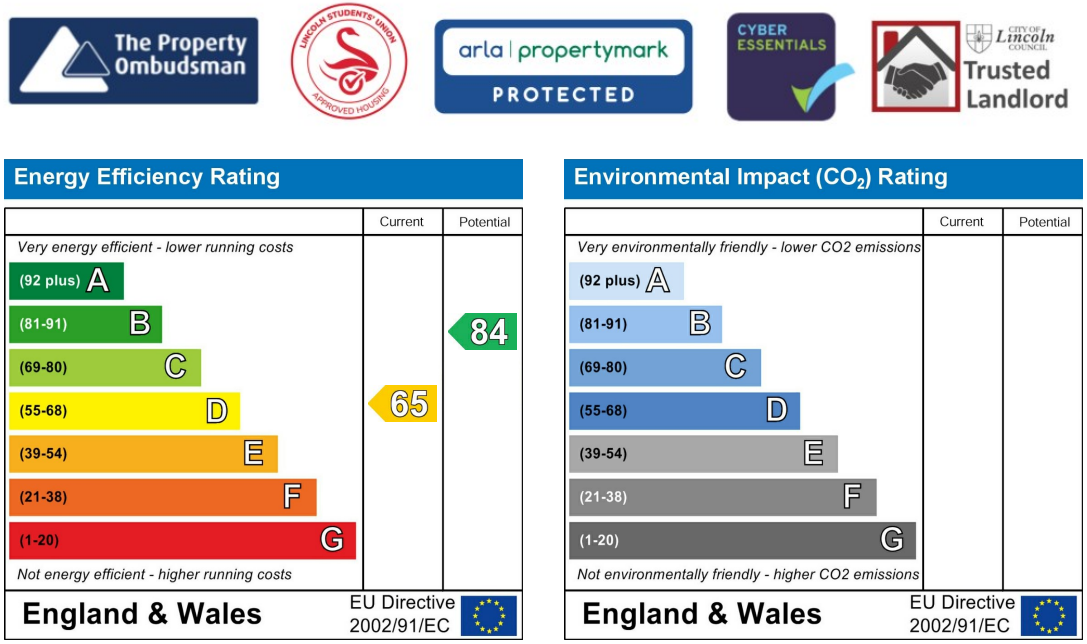
The property is affected by known rights or restrictions; open the brochure for further details.

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/fees

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.




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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




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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to your satisfaction as to the suitability of the property for your special requirements.

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

# Utilities Allowance Schedule

Allowances are based on the number of occupiers at the Property and the type of utility provision. The monthly figures set out in this schedule are not fixed monthly limits and are provided solely for the purpose of calculating a total allowance for the tenancy period using seasonal weighting. The total allowance for the tenancy is the sum of the apportioned monthly figures for the relevant period and this total forms the contractual limit. Usage is not assessed on a strict monthly basis. However, any usage exceeding the total allowance for the tenancy period will be chargeable to the Tenants. The calculation of the total allowance using this schedule is final and not subject to adjustment. .

Where the number of Tenants is not shown in the table, an additional annual allowance will apply per Tenant as follows: Gas 3000 kWh, Electricity 1000 kWh, Water 20 $m^3$. In properties without a gas supply, the electricity allowance will be applied at twice this rate. Any additional allowance will be apportioned in accordance with this schedule, including its seasonal apportionment.

## Gas Allowance (kwh)

| Number of tenants | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|
| January | 1560 | 2028 | 2496 | 3120 | 3900 | 4680 | 5304 | 5928 | 6396 | 6864 |
| February | 1456 | 1893 | 2330 | 2912 | 3640 | 4368 | 4950 | 5533 | 5970 | 6406 |
| March | 1144 | 1487 | 1830 | 2288 | 2860 | 3432 | 3890 | 4347 | 4690 | 5034 |
| April | 936 | 1217 | 1498 | 1872 | 2340 | 2808 | 3182 | 3557 | 3838 | 4118 |
| May | 520 | 676 | 832 | 1040 | 1300 | 1560 | 1768 | 1976 | 2132 | 2288 |
| June | 416 | 541 | 666 | 832 | 1040 | 1248 | 1414 | 1581 | 1706 | 1830 |
| July | 208 | 270 | 333 | 416 | 520 | 624 | 707 | 790 | 853 | 915 |
| August | 312 | 406 | 499 | 624 | 780 | 936 | 1061 | 1186 | 1279 | 1373 |
| September | 520 | 676 | 832 | 1040 | 1300 | 1560 | 1768 | 1976 | 2132 | 2288 |
| October | 832 | 1082 | 1331 | 1664 | 2080 | 2496 | 2829 | 3162 | 3411 | 3661 |
| November | 1144 | 1487 | 1830 | 2288 | 2860 | 3432 | 3890 | 4347 | 4690 | 5034 |
| December | 1352 | 1758 | 2163 | 2704 | 3380 | 4056 | 4597 | 5138 | 5543 | 5949 |

## Electric Allowance (kWh, gas present)

| Number of tenants | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|
| January | 343 | 389 | 458 | 572 | 686 | 801 | 915 | 1030 | 1144 | 1258 |
| February | 312 | 354 | 416 | 520 | 624 | 728 | 832 | 936 | 1040 | 1144 |
| March | 281 | 318 | 374 | 468 | 562 | 655 | 749 | 842 | 936 | 1030 |
| April | 250 | 283 | 333 | 416 | 499 | 582 | 666 | 749 | 832 | 915 |
| May | 218 | 248 | 291 | 364 | 437 | 510 | 582 | 655 | 728 | 801 |
| June | 218 | 248 | 291 | 364 | 437 | 510 | 582 | 655 | 728 | 801 |
| July | 187 | 212 | 250 | 312 | 374 | 437 | 499 | 562 | 624 | 686 |
| August | 187 | 212 | 250 | 312 | 374 | 437 | 499 | 562 | 624 | 686 |
| September | 218 | 248 | 291 | 364 | 437 | 510 | 582 | 655 | 728 | 801 |
| October | 250 | 283 | 333 | 416 | 499 | 582 | 666 | 749 | 832 | 915 |
| November | 312 | 354 | 416 | 520 | 624 | 728 | 832 | 936 | 1040 | 1144 |
| December | 343 | 389 | 458 | 572 | 686 | 801 | 915 | 1030 | 1144 | 1258 |

## Electric Allowance
## (kWh, electric only, no gas present)

| Number of tenants | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|
| January | 686 | 778 | 915 | 1144 | 1373 | 1602 | 1830 | 2059 | 2288 | 2517 |
| February | 624 | 707 | 832 | 1040 | 1248 | 1456 | 1664 | 1872 | 2080 | 2288 |
| March | 562 | 636 | 749 | 936 | 1123 | 1310 | 1498 | 1685 | 1872 | 2059 |
| April | 499 | 566 | 666 | 832 | 998 | 1165 | 1331 | 1498 | 1664 | 1830 |
| May | 437 | 495 | 582 | 728 | 874 | 1019 | 1165 | 1310 | 1456 | 1602 |
| June | 437 | 495 | 582 | 728 | 874 | 1019 | 1165 | 1310 | 1456 | 1602 |
| July | 374 | 424 | 499 | 624 | 749 | 874 | 998 | 1123 | 1248 | 1373 |
| August | 374 | 424 | 499 | 624 | 749 | 874 | 998 | 1123 | 1248 | 1373 |
| September | 437 | 495 | 582 | 728 | 874 | 1019 | 1165 | 1310 | 1456 | 1602 |
| October | 499 | 566 | 666 | 832 | 998 | 1165 | 1331 | 1498 | 1664 | 1830 |
| November | 624 | 707 | 832 | 1040 | 1248 | 1456 | 1664 | 1872 | 2080 | 2288 |
| December | 686 | 778 | 915 | 1144 | 1373 | 1602 | 1830 | 2059 | 2288 | 2517 |

## Water Allowance (m3)

| Number of tenants | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|
| January | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| February | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| March | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| April | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| May | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| June | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| July | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| August | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| September | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| October | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| November | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |
| December | 11 | 11 | 14 | 16 | 19 | 21 | 23 | 25 | 27 | 29 |

Rights & restrictions
Right of access to the passage behind 49-55 Carholme Road and behind 1,3,5,7 Westbourne Grove.