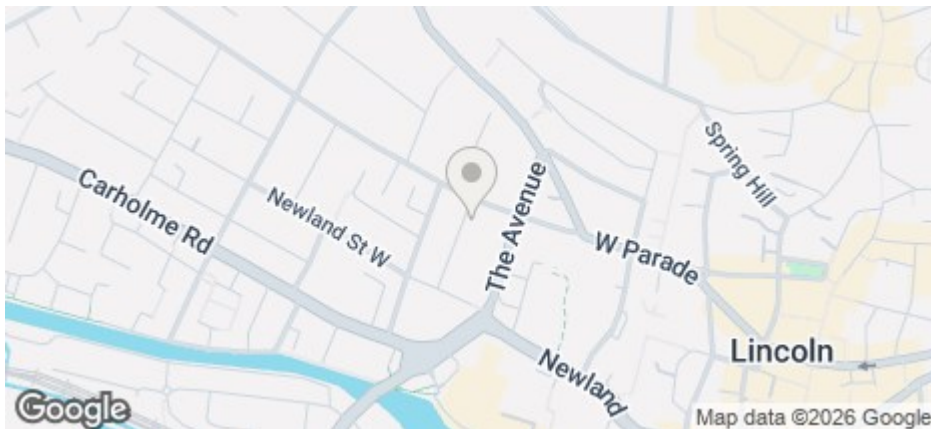




## 17 Whitehall Grove, Lincoln, Lincs, LN1 1PG

£130 Per Week

COUNCIL TAX BAND: A



- Three double rooms
- Large lounge with wall mounted TV
- Furnished
- Modern kitchen and shower room
- Council Tax Band A
- Price displayed is per person based on 3 tenants renting the property
- Deposit only £200 per person
- Wall mounted TV
- Close to University
- Available for 26/27

**Rights & restrictions**

TOGETHER ALSO with and subject to a right to use all sewers and pipes under or through the property hereby conveyed and the adjoining property as now used and enjoyed in connection therewith or are appurtenant thereto. And the Purchaser for herself and her assigns hereby covenants with the Vendor his heirs and assigns in manner following that is to say (a) To build up to and observe the Building Line in Whitehall Grove shown on the said plan (b) That no noisy noxious or offensive trade or business shall be carried on upon the said piece of land hereby conveyed or any part thereof or in or upon any building now or hereafter to be erected thereon.....(d) To pay one moiety of the

cost of maintenance and repair of the said passage on the North and the drains thereunder in common with the owner for the time being of the adjoining messuage on the North (e) To erect and for ever hereafter maintain good and sufficient boundary walls on the North South and West sides of the said piece of land whereof the walls on the North and South shall be deemed to be party walls and shall be built at the joint and equal expense of the Purchaser and the adjoining owners and shall be hereafter repaired by them accordingly"

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>

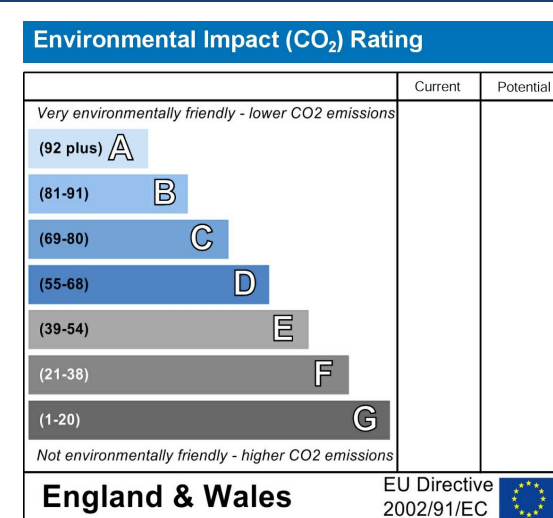
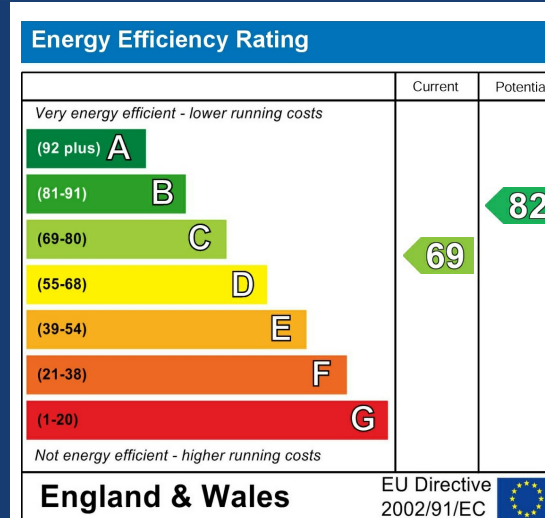
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Number of tenants per property	Gas Allowance (Kwh)	Electric Allowance (Kwh)*	Water Allowance (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.



Great West End location. Three good sized double rooms. Modern furniture, kitchen and shower room.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. Gas central heating.

Flexible contract lengths to suit you

\*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 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](mailto:info@cloudlettings.co.uk)

WhatsApp - 07908 557770

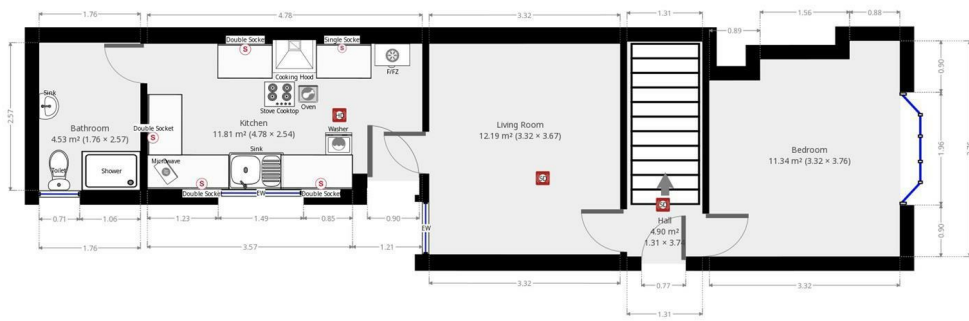
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

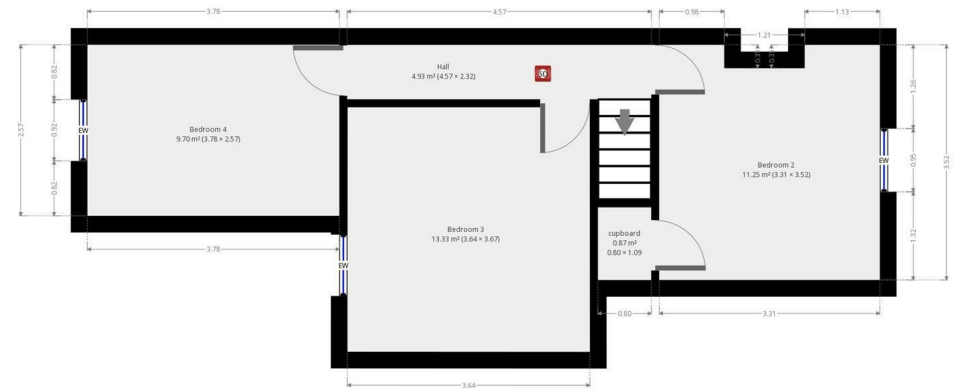
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

Terms and conditions apply. Contact the office for more information.





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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