cloud lettings








# 4 Tentercroft Court Tentercroft Street, Lincoln, LN5 7DB

£250 Per Week

COUNCIL TAX BAND:




- Newly refurbished
- Modern bathroom with walk in shower
- City centre living
- Spacious living area
- Available for 26/27
- Detached studio
- Dishwasher included
- Close to rail and transport links
- In the heart of Lincoln high Street

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

info@cloudlettings.co.uk
https://www.cloudlettings.co.uk/

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

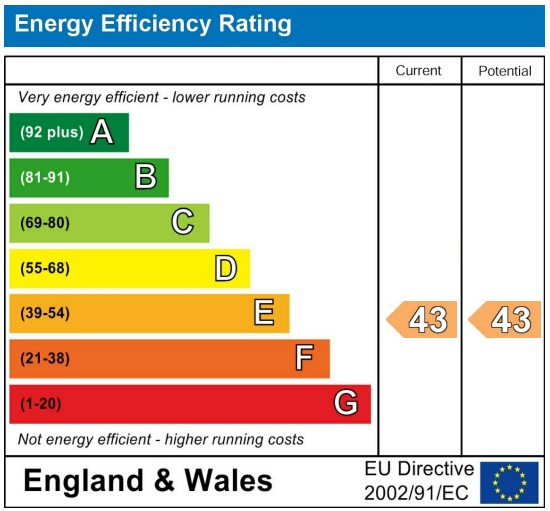
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803

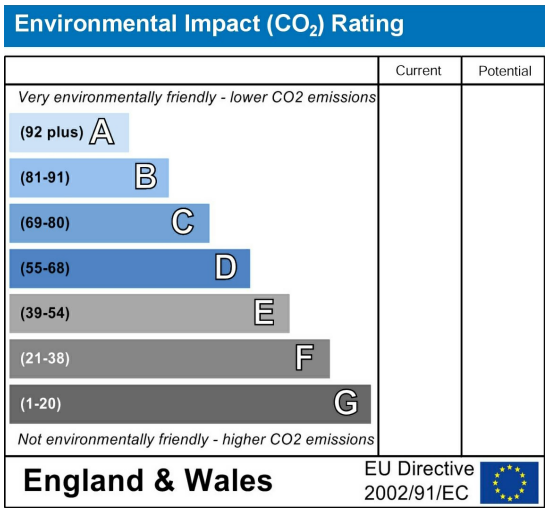
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: https://check-long-term-flood-risk.service.gov.uk/postcode

1 1 1 E

| 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.



Newly refurbished 1 bedroom detached studio with open plan kitchen and living area.

The kitchen has integrated fridge, freezer, washing machine and dishwasher.

The studio boasts a large living space with additional storage space, a modern bathroom with walk in shower. Electric storage heaters throughout (no gas)

No parking available. Bike rack provided.

Rent: £250 per week for the whole property
Bedrooms: 1

*Price displayed is the total rent for the property per week, based on 1 or 2 tenants renting*

The deposit payable on the first day of your tenancy is just **£400** 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.

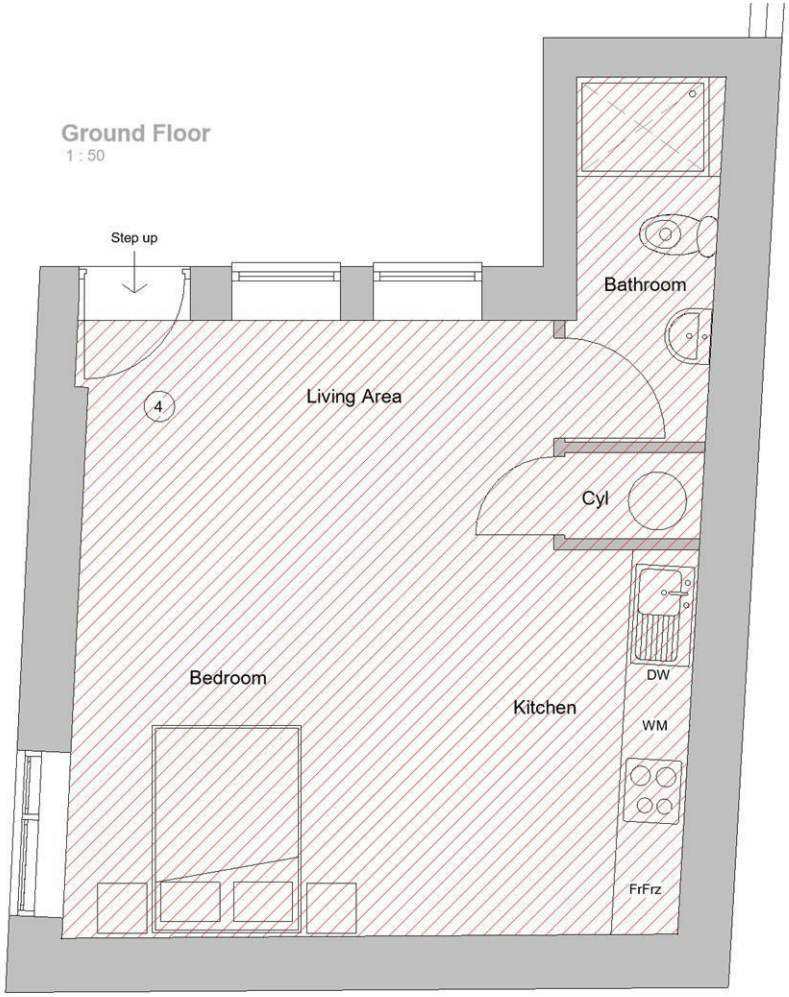
Call - 01522 802020
email - info@cloudlettings.co.uk
WhatsApp - 07908 557770

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.




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

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