cloud lettings







Apartment 2, 2-6 Bank Street, Lincoln, Lincs, LN2 1DZ

£556 Per Month Council Tax Band B



- Four large modern en suite bedrooms
- Central location close to Lincoln University
- Modern building with contemporary fixings
- Ground floor apartment
- Council Tax Band B
- Open plan communal area
- Deposit of £200 per person
- City Centre living
- En suite rooms
- Available for 27/28

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

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www.cloudlettings.co.uk

Bank Street will be sure to make you the envy of your uni mates. These lateral apartments offer all en-suite rooms and a spacious social area, perfect for chilling out with your housemates. This property boasts an excellent location in the very centre of Lincoln. So, whether you're getting a takeaway, visiting friends, going grocery shopping or heading to uni, you'll never be too far away. Check it out on the map! It is becoming an immensely popular property, so be sure to book a viewing early on to ensure you don't miss out!

Gas central heating. No parking.

Key Info
Rent: £556 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.

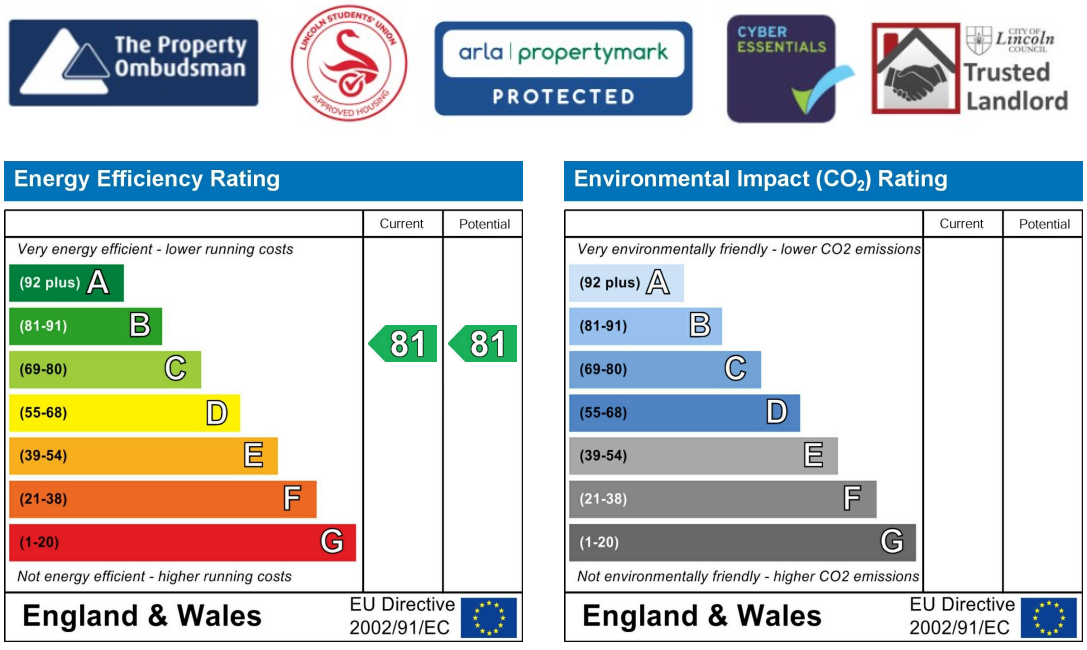
Call - 01522 802020
email - info@cloudlettings.co.uk
WhatsApp - 07908 557770

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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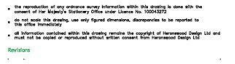
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: https://checker.ofcom.org.uk/en-gb/broadband-coverage

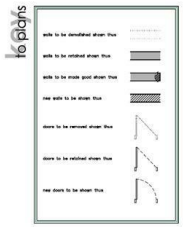
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803
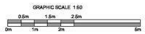
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: https://check-long-term-flood-risk.service.gov.uk/postcode



Proposed
Ground Floor Plan







Client
Student Tribe
Project
Alterations & adaptations to:
Address
2 - 6 Bank Street, Lincoln, LN2 1DZ
Drawing
Proposed Ground Floor Plan
Apartments 1 & 2
Scale / Paper Size
1:50 @ A1
Planning Approval Ref: 2020/0152/FUL Date: 21/04/2022
Date
January 2022
Drawing No.
1789S/21/15

heronswood architectural design

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

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