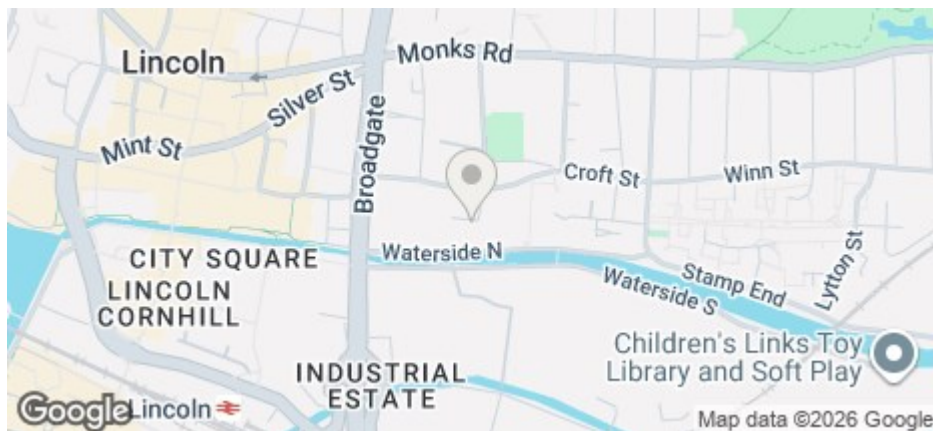




## 11 Brook Street, Lincoln, Lincs, LN2 5AS

£162 Per Week

COUNCIL TAX BAND: A



- Two bedrooms with en-suite shower rooms
- On-street permit parking
- Two en-suite shower rooms
- Modern fixtures and fittings including a dishwasher
- Council tax band A
- Close to Lincoln University and City Centre!
- Deposit only £200pp
- Open plan living
- Contemporary décor
- Available for 26/27

**Rights & restrictions**

TOGETHER with a right of way (in common with the owners and occupiers for the time being of the adjoining five properties on the east known as numbers 1,3,5,7 and 9 Brook Street aforesaid) over and along the passage situate on the east side of number 1 Brook Street aforesaid and at the rear of numbers 1,3,5,7 and 9 Brook Street aforesaid to and room the rear of the property hereby conveyed from and to Brook Street aforesaid and TOGETHER also with and SUBJECT to such other rights and easements (if any) as are now used and enjoyed or suffered in connection with the property hereby conveyed

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>

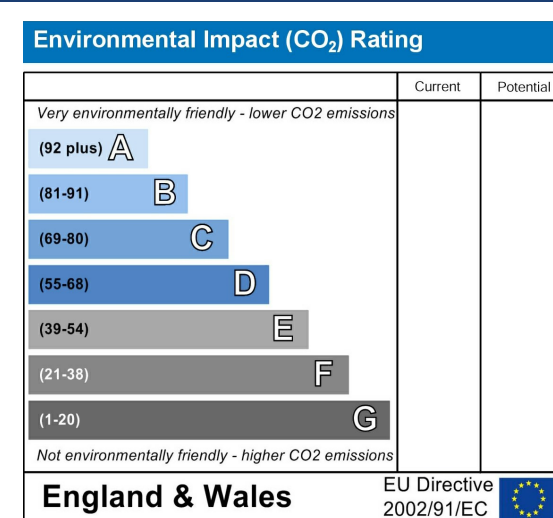
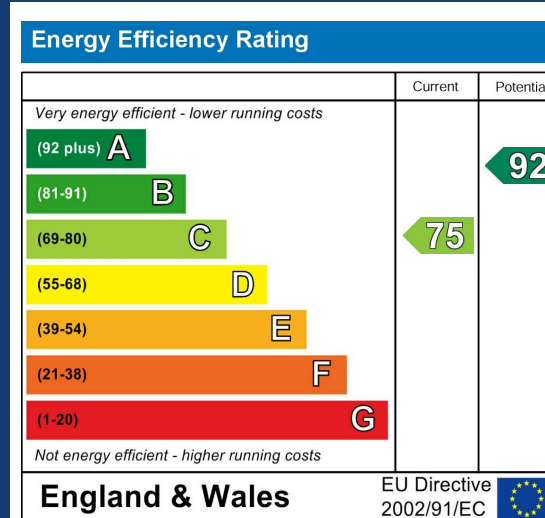
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Student accommodation in the Monks Road area. Close to Lincoln University and City Centre!

Modern fixtures and fittings with two en-suite shower rooms.

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

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.

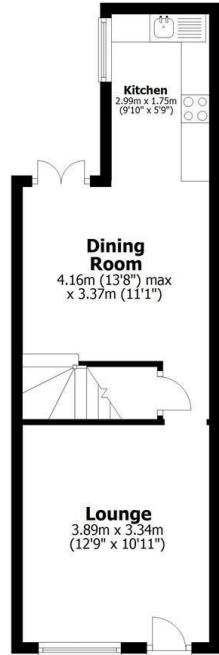
For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about>

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/>.

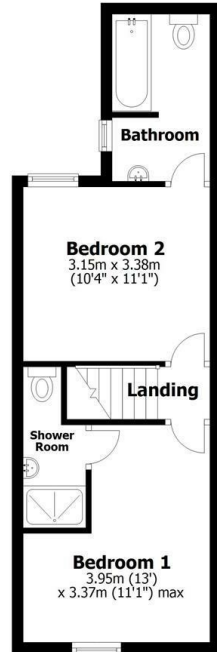
Terms and conditions apply. Contact the office for more information.



**Ground Floor**  
Approx. 32.8 sq. metres (352.6 sq. feet)



**First Floor**  
Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 65.6 sq. metres (706.6 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanUp.

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