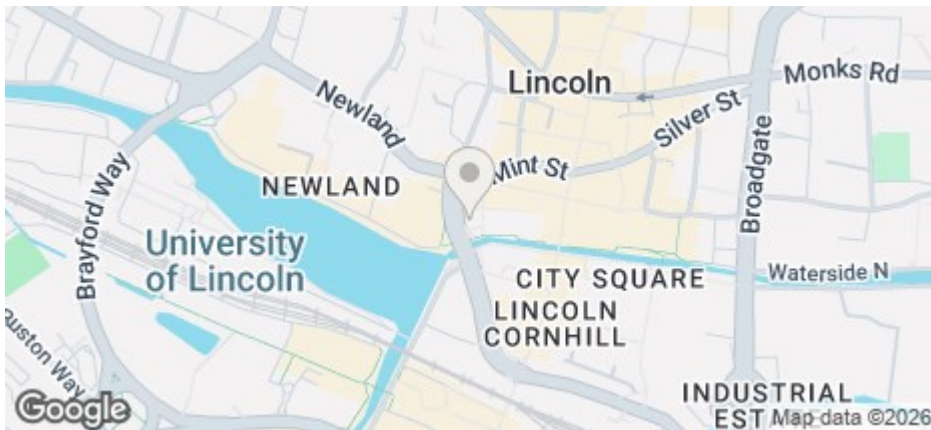




2 Kelsey Street, Lincoln, Lincs, LN1 1XA

£115 Per Week

COUNCIL TAX BAND: A



- Great location close to University and shops
- Price displayed is per person based on 3 tenants renting the property
- Back Garden/Terrace with Garden Table and Chairs
- Three double rooms
- Living room with smart TV
- City Centre location
- Deposit only £200 pp
- Homely property
- Council Tax Band A
- Available for 26/27

Rights & restrictions

TOGETHER with the full right and liberty for the Purchaser and her successors in title and all persons authorised by them in common with all other persons from time to time having the right to use the same for all purposes and at all times in connection with the use and enjoyment of the property hereby conveyed (as the same has been heretofore used and enjoyed) to pass and repass over and along the passage running along the west and south sides of Number 3 Kelsey Street and leading from Kelsey Street to the rear of the property hereby conveyed AND TOGETHER ALSO with all other easements and rights in the nature of easements as are now or usually enjoyed by the property hereby conveyed over through or under all or any parts of Numbers 1 and 3 Kelsey Street including a right (in common with all other persons having the like right) to use the existing drainage pipes connecting the property hereby conveyed with the main sewers in Kelsey Street and Water Lane SUBJECT to the full right and liberty for the owners and occupiers for the time being of Number 1 Kelsey Street and all persons authorised by them for all purposes and at all times in connection with the use and enjoyment thereof (as the same has been heretofore used and enjoyed) to pass and repass over the passage on the south side of the property hereby conveyed to and from Kelsey Street AND SUBJECT ALSO to all other easements

and rights in the nature of easements as are now or usually enjoyed by Numbers 1 and 3 Kelsey Street and by the two adjoining properties on the West of Number 3 Kelsey Street (being Numbers 4 and 5 Kelsey Street) over through or under all or any part of the property hereby conveyed including a right (in common with all other persons having the like right) to use the existing drainage pipes passing through or under the property hereby conveyed and connecting with the main sewers in Kelsey Street and Water Lane."

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>

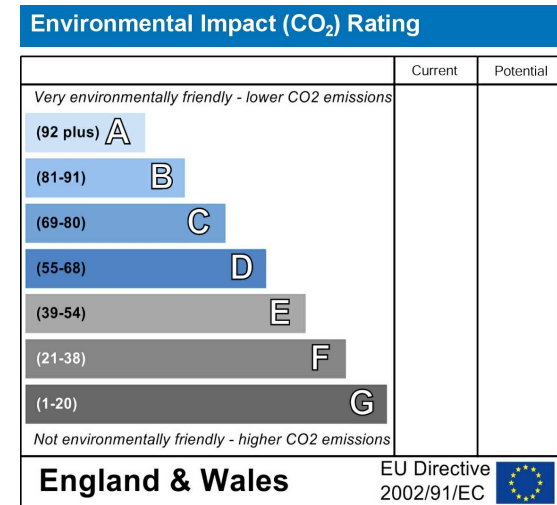
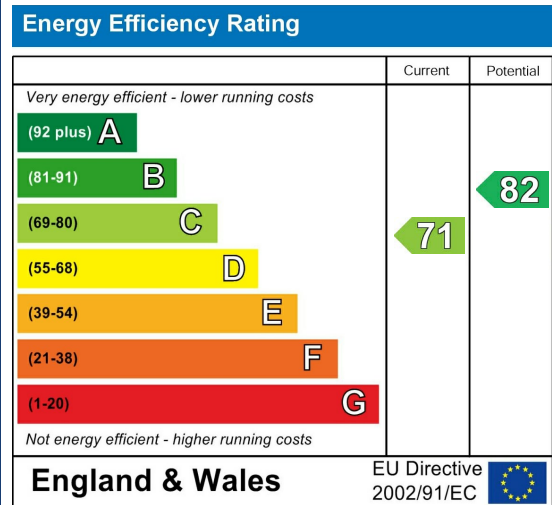
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



| 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.



Three bedroom house located very close to the University and a few seconds away from Lincoln City Centre!

The property includes a fully fitted kitchen, and separate lounge. There are three spacious bedrooms and a bathroom!

No parking included. Gas central heating.

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 total rent due for the property will increase by £29.78 per week for any non-students (rental shares can be apportioned per tenant, meaning one or more tenants can contribute to this).

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.

The rent as advertised per week is the rent due per person for a student studying a full-time course with at least 21 hours of study in term time per week attending 24 weeks per annum.

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.

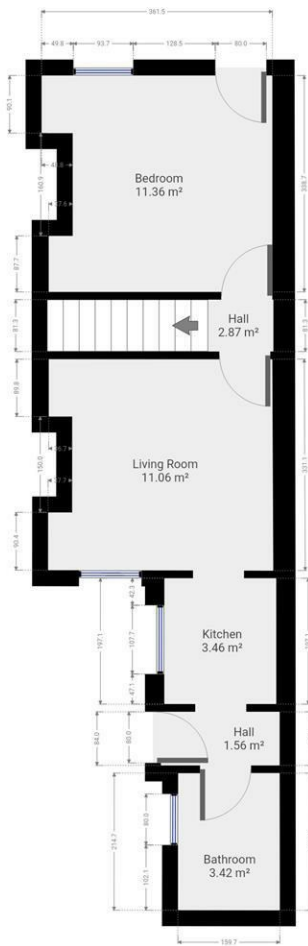
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

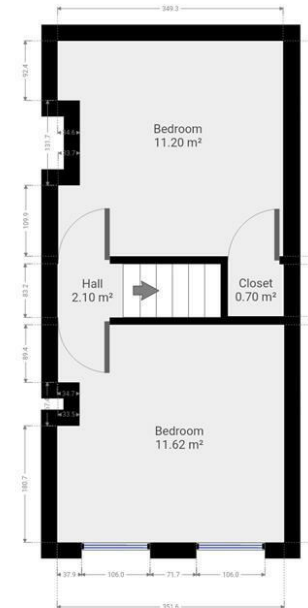
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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





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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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