



King&Co.

10 GRAY STREET,
LINCOLN, LN1 3HL
£775 PCM DEPOSIT £890





- ~ Available from: 2nd October 2026
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating TBC

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>
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This top floor apartment boasts a modern kitchen, lounge, bedroom, and shower room. It also benefits from a loft room that can be used for storage, and access to all the local amenities including shopping, medical facilities and excellent transport links.



Entered from the ground floor, hallway giving access to stairs and landing.

KITCHEN

With a range of modern wall and base units, stainless sink and drainer unit, oven with four ring gas hob above, extractor fan over, and space for a washing machine. Also with window and giving access to:

SHOWER ROOM

With matching suite comprising shower cubicle, WC and vanity wash hand basin. Also with window to the rear.

BEDROOM

Currently used as a dining room, with fitted carpet and window to the rear.

LOUNGE

With wood effect laminate flooring and window to the front elevation.

Stairs rising to the loft room which has wood effect laminate flooring and window.

At King & Co, we strive to ensure all our fees are transparent and we proudly publish them openly so there are no hidden charges or surprises. All charges shown below, again to aid transparency, are inclusive of VAT.

Before you move in

A formal application with supplementary documentation will be required for all rental properties. The first month's rent and deposit of 5 weeks rent are due in full upon or prior to signing the tenancy agreement. This payment must be by cash or online payment; however, the funds must be in our account for keys to be released.

During your tenancy

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted Payments

Payment of £50 inc VAT if you want to change the signed tenancy agreement – examples of this are permission for an additional person to occupy the property, permission for a pet in the property, decoration.

The payment for a new key / security device to the property. A charge of £15 per hour may be charged in exceptional circumstances.

Payment of any unpaid rent or any other reasonable costs associated with your early termination of the tenancy such as the landlords reletting costs (costs are displayed on our website).

During the Tenancy (payable to the provider) if permitted and applicable

- Utilities – Gas, Electricity, Water, Oil, Green Deal Payments
- Communications – Telephone and Broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television License
- Council Tax

Other Permitted Payments

Any other permitted payments, not included above, under the relevant legislation scheme including contractual damages – examples of which include the payment to a contractor if you fail to attend a confirmed appointment, damages caused to the property due to the negligence of the tenancy for such items as blocked drains (eg. nappies flushed down the w.c).

Rental payments overdue by more than 14 days will be subject to interest at the rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.

Tenant Protection

King & Co is a member of Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.



Client money protection for landlords and tenants

This is to certify that

KING AND CO. (LINCOLN) LTD

is a member of Client Money Protect

Membership no: CMP005217
Date of issue: 21/06/2026
Expiry date: 20/06/2027


Eddie Hooker
Client Money Protect

