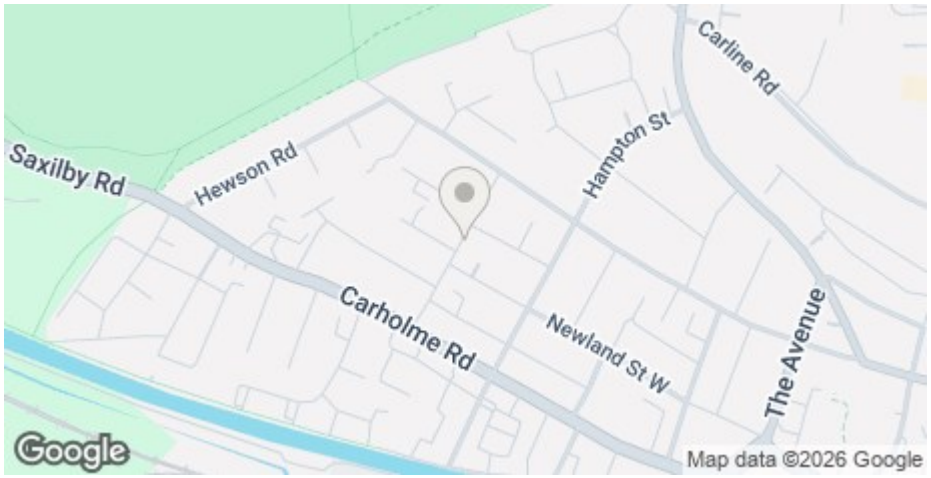
cloud lettings

# 18 Moor Street, Lincoln, Lincs, LN1 1PR

£630 Per Week

Council Tax Band A




- Three shower/bathrooms included
- 6 good sized double rooms
- Wall mounted TV in lounge
- Permit parking
- Available for 27/28
- Great West End location
- Dishwasher included
- Virgin Media Internet
- Council Tax band A

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

info@cloudlettings.co.uk
www.cloudlettings.co.uk

Spacious accommodation over 3 floors, includes 3 bath/shower rooms. Fantastic West End location, close to the City Centre and University.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee.
Gas central heating.

**Key Info**
Rent: £630 per week for the whole property
Bedrooms: 6
Deposit: £200 per person

Whole property
This listing is for a single tenancy of the full 6 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.

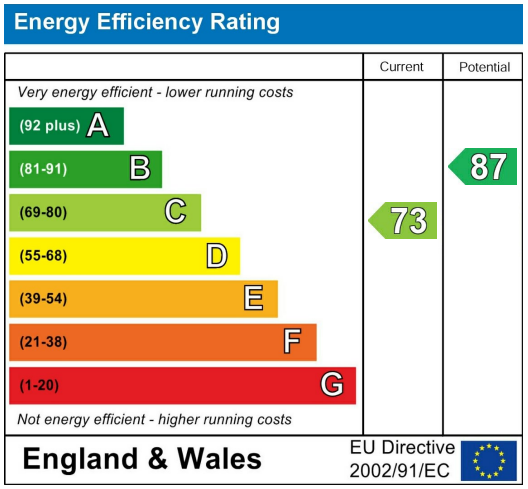
Call - 01522 802020
email - info@cloudlettings.co.uk
WhatsApp - 07908 557770

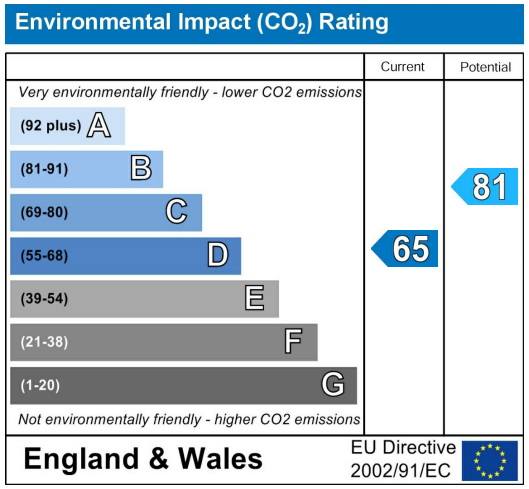
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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.



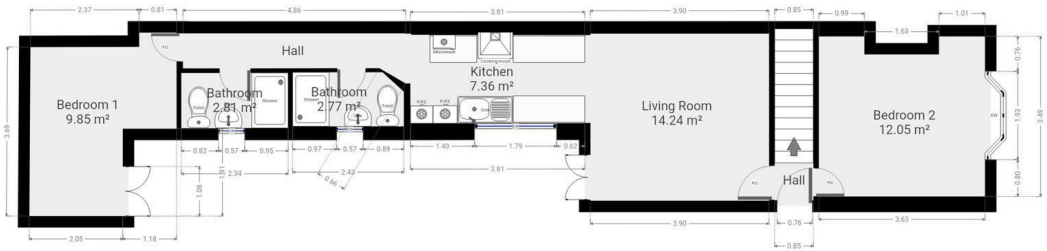



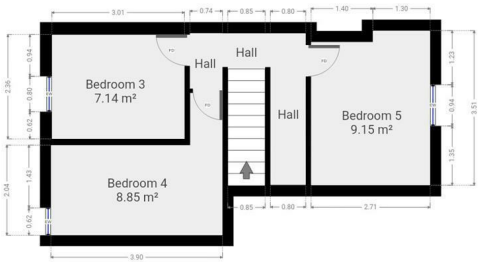

6 3 1 C

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




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.

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.

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 |

rights and restrictions
TOGETHER with full right and liberty for the Purchasers and their successors in title the owner or occupier for the time being of the property hereby conveyed to pass and repass over the western half of the said passage but RESERVING NEVERTHELESS unto the Vendor and his

successors in title the owners and occupiers for the time being of the said adjoining property on the North Number 20 Moor Street aforesaid full right and liberty to pass and repass over and along the
eastern half of the said passage and TOGETHER ALSO WITH a right (in common with all others so
entitled) to use the drain running under the rear of the property hereby conveyed and the adjoining
properties Numbers 20 and 22 Moor Street