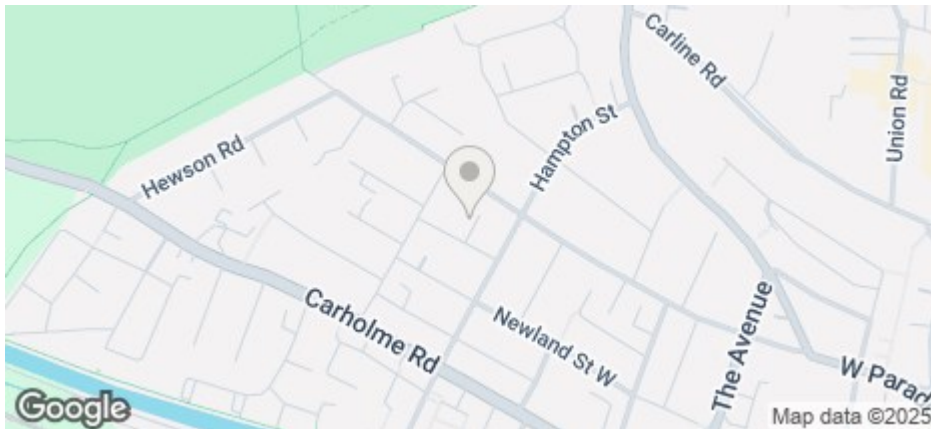




£125 Per Week

COUNCIL TAX BAND: A



6 Allison Place, Lincoln, Lincs, LN1 1PY

- Four bedrooms
- Great West End location
- Short walk to the City Centre bars and shops
- Modern finish throughout
- Council Tax Band A
- Price displayed is per person based on 4 tenants renting the property
- Dishwasher included
- Furnished
- Close to University
- Available for 26/27

Rights & restrictions

The land has the benefit of a right of way over and a right to use the drain and waterpipes under the passageway at the side subject to paying a share of the cost of maintenance thereof. Full right and liberty for the owners or occupiers of Number 5 Allison Place Lincoln aforesaid or any part thereof and her servants and licensees 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 heretofore been used and enjoyed) to pass and repass over the passage and roadway coloured yellow on the said plan. All such quasi-easements and other rights in the nature of easements as are now or usually enjoyed by the property hereby conveyed over through or from all or any part of Numbers 5 and 6 Allison Place Lincoln aforesaid.

"THE walls dividing the dwellinghouse hereby conveyed from the adjoining dwellinghouses on the North and South walls and shall be repaired and maintained accordingly The garden walls on the south and west boundaries of the property hereby conveyed belong to the property IT is hereby declared that all drains sewers pipes and ways under over or through the property hereby conveyed and Numbers 4 and 6 Allison Place Lincoln aforesaid shall continue to be so used and shall be repaired and maintained at the joint and equal expense of the respective owners from time to time of the property hereby conveyed and Numbers 4 and 6 Allison Place Lincoln aforesaid as shall be entitled to use the same as aforesaid.

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>

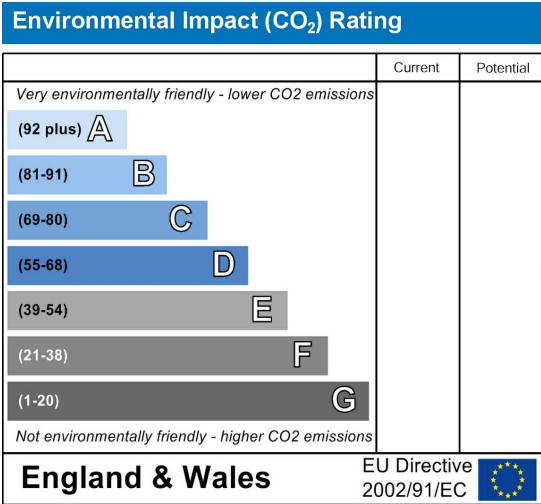
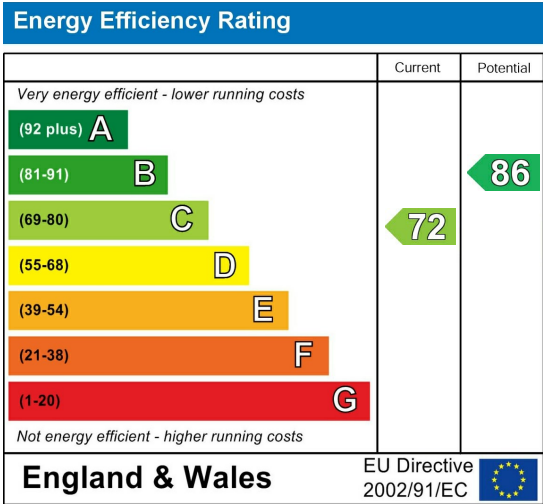
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



This spacious house is located within walking distance of the University and the City Centre. The property has been decorated and furnished to a modern finish.

Five bedroom property available to groups of four or five.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. 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 four weeks rent, after this the rent can be paid in instalments that coincide with your student loan.

The total rent due for the property will increase by £28.99 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 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.

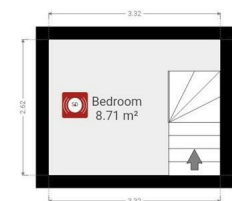
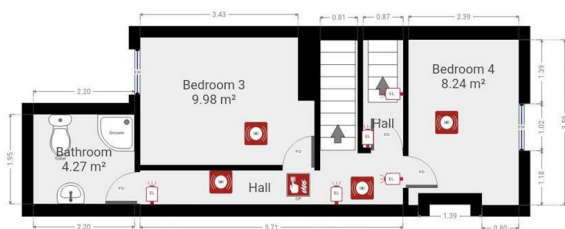
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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