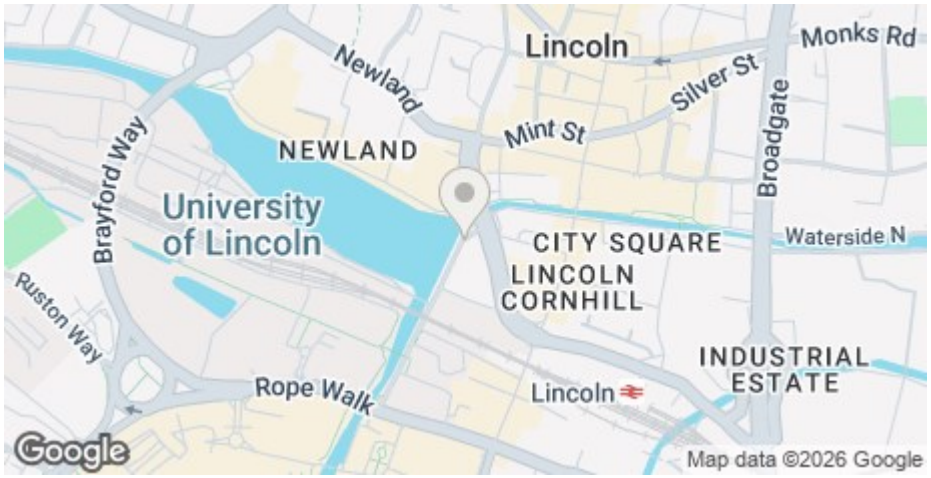
cloud lettings

# 27 Grantavon House Brayford Wharf East, Lincoln, Lincs, LN5 7WA

£300 Per Week

Council Tax Band B




- Two double rooms
- View the virtual tour
- Intercom access
- 3rd floor apartment
- Available for 26/27
- TV in lounge
- Modern kitchen and bathroom
- Virgin Media Internet
- Council Tax Band B

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

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

Two bedroom apartment very close to Lincoln University! Just minutes to Lincoln University and within the City Centre!

Two double rooms, modern kitchen and bathroom with amazing views across the Brayford.

No parking included. Electric heating.

**Key Info**
Rent: £300 per week for the whole property
Bedrooms: 2
Deposit: £200 per person

Whole property
This listing is for a single tenancy of the full 2 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.

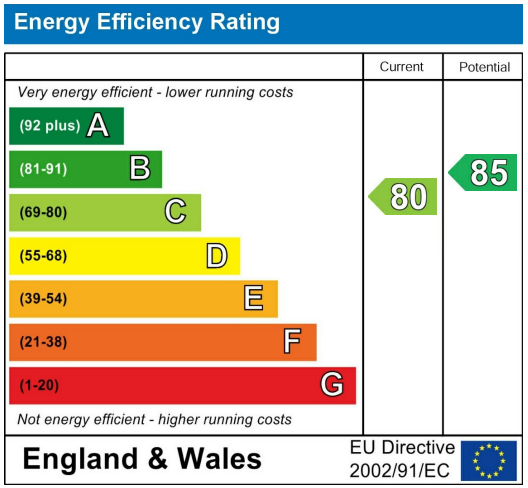
Call - 01522 802020
email - info@cloudlettings.co.uk
WhatsApp - 07908 557770

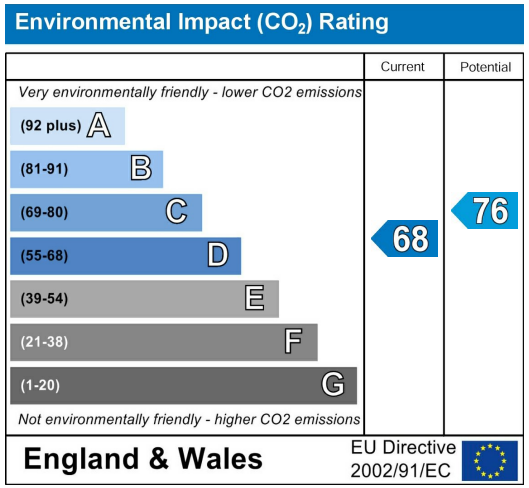
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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.

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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.

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 |

Lease Covenants

1. Not to obstruct at any time any part of the Common Parts.
2. Not to use or permit or suffer the Demised Premises to be used for any illegal immoral or improper purpose and not to do permit or suffer on the Demised Premises any act or thing which is or may become a nuisance damage annoyance or inconvenience to the Lessor or to the lessees or occupiers of the Building or to owners or occupiers of any neighbouring property and to pay all costs charges and expenses of abating a nuisance and executing all such work as may be necessary for abating a nuisance or for carrying out works in obedience to a notice served by a local authority insofar as they are the liability of or wholly or partially attributable to the default of the Lessee.
3. Not to exhibit any notice advertisement name place notice for sale or placard of any kind upon the Demised Premises or within the Building.

4. Not to throw dirt rubbish rags or other refuse or permit the same to be thrown into sinks basins lavatories cisterns or waste or soil pipes in the Demised Premises but to place refuse in the appropriate receptacles in the area provided for that purpose for the use of the Demised Premises and if any regulation is made for the separation of recyclable waste to comply with that regulation.
5. No piano record player radio loud-speaker or other apparatus producing sound or vibration shall be played or used nor shall any singing be practised in the Demised Premises so as to cause annoyance to other occupiers of other Properties or so as to be audible outside the Demised Premises.
6. No dog bird cat or other animal reptile or insect shall be kept in the Demised Premises except with the prior written consent of the Lessor which consent may be revoked at the reasonable discretion of the Lessor