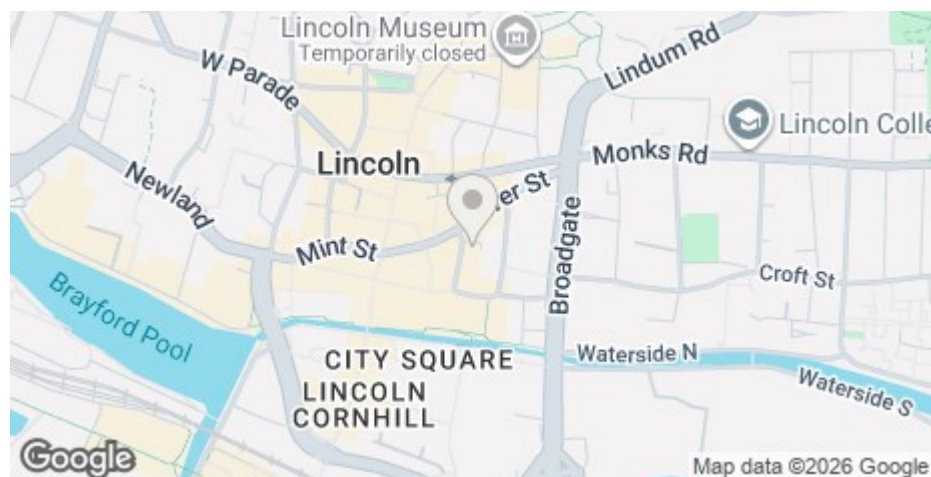


Apartment 2, 2-6 Bank Street, Lincoln, LN2 1DZ

£114 Per Week

Council Tax Band B



- Four large modern en suite bedrooms
- Central location close to Lincoln University
- Modern building with contemporary fixings
- Ground floor apartment
- Council Tax Band B
- Open plan communal area
- Deposit of £200 per person
- City Centre living
- En suite rooms
- Available for 26/27

En suite rooms available

Bank Street will be sure to make you the envy of your uni mates. These lateral apartments offer all en-suite rooms and a spacious social area, perfect for chilling out with your housemates. This property boasts an excellent location in the very centre of Lincoln. So, whether you're getting a takeaway, visiting friends, going grocery shopping or heading to uni, you'll never be too far away. Check it out on the map! It is becoming an immensely popular property, so be sure to book a viewing early on to ensure you don't miss out!

Gas central heating. No parking.

House Share Individual Key Info
 Rent: £114 per week for one room
 Deposit: £200 per person

Individual room
 This listing is for a single room in a house share on an individual tenancy agreement 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 Council Tax, TV licence and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

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.



| Energy Efficiency Rating | | |
|----------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|------------------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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>

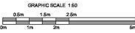
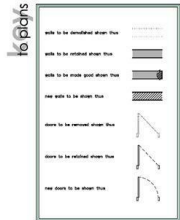
For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

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>



Proposed Ground Floor Plan

The reproduction of any information on this plan, whether in whole or in part, is prohibited without the prior written consent of the Architect. Any use of this plan for any other purpose than that for which it was prepared is prohibited. The Architect shall not be responsible for any errors or omissions on this plan.



Client: Student Tribe
Project: Alterations & adaptations to:
Address: 2 - 6 Bank Street, Lincoln, LN2 1DZ
Drawing: Proposed Ground Floor Plan Apartments 1 & 2
Scale / Paper Size: 1:50 @ A1
Date: January 2022
Drawing No: 1789S/21/15



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 m³. 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 |

