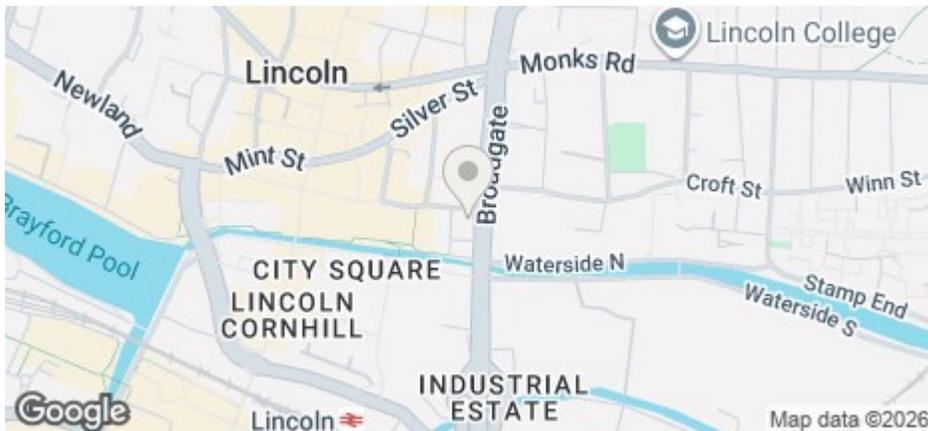




## St Swithin's House, 8 Bank Street, Lincoln, Lincs, LN2 1DS

£125 Per Week

COUNCIL TAX BAND: C



- Fantastic City Centre location
- Two bathrooms
- Short walk to shops and restaurants
- Deposit just £200pp
- Council Tax Band C
- Spacious double rooms
- Close to Lincoln University
- Price is per person based on 4 people sharing
- Tumble dryer included
- Available for 26/27

**Rights & restrictions**

- (2) The right of passage and running of gas electricity water and soil from and to the property hereby conveyed through the pipes wires and drains in under or upon the adjoining property of the Vendor.
- (3) The right for the purpose of repairing the property hereby conveyed to stand ladders and scaffolding for so long as may be reasonably necessary on the Vendor's adjoining passageway but so in any event as not unduly to interfere with the use of such passageway by pedestrians.
- (4) Full rights at all times and for all purposes (together with others entitled thereto) to pass and repass over such part of the said passageway as is coloured brown on the said plan Subject to the Purchaser and his successors in title paying a proper proportion of the cost of maintaining and repairing such passageway.
- (5) The right to fix on the Northern side of the wall forming the Southern boundary of the said passageway a plate or plates not covering a total area of more than three square feet in a position to be approved by the Vendor.
- (6) The right to use all gutters and surface drains as at present enjoyed subject to the Purchaser paying a proper proportionate part of the cost of maintaining and repairing the said gutters and surface drains.
- (1) The right to fix a plate or plates on the Southern and Western wall of the property hereby conveyed not exceeding in all an area of three square feet and in any case not more than twenty inches from the South West corner of the property hereby conveyed.
- (2) The right to retain the existing plate on the Eastern face of the doorway of the said common

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>

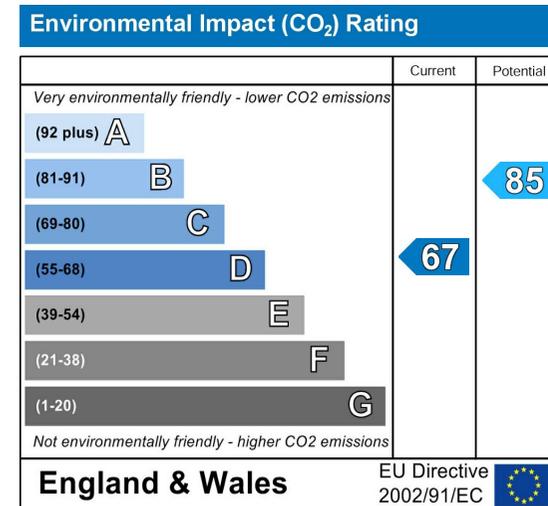
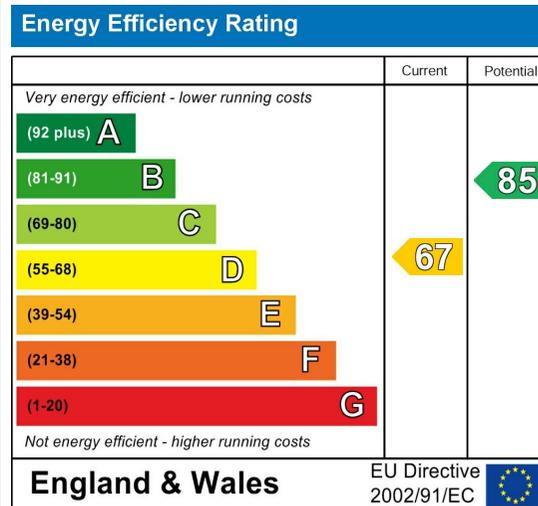
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Amazing location in the centre of Lincoln, this 4 bedroom student House is just a short walk from shops and restaurants. Very spacious property with two bathrooms. No parking included. 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 months' rent.

The total rent due for the property will increase by £39.71 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](mailto:info@cloudlettings.co.uk)

WhatsApp - 07908 557770

The property is affected by known rights or restrictions; open the brochure for further details.

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.

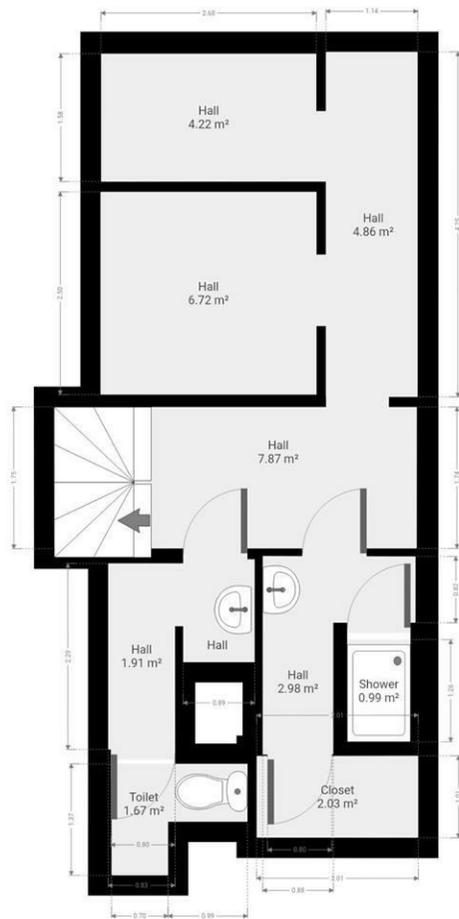
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:  
<http://www.cloudlettings.co.uk/about>

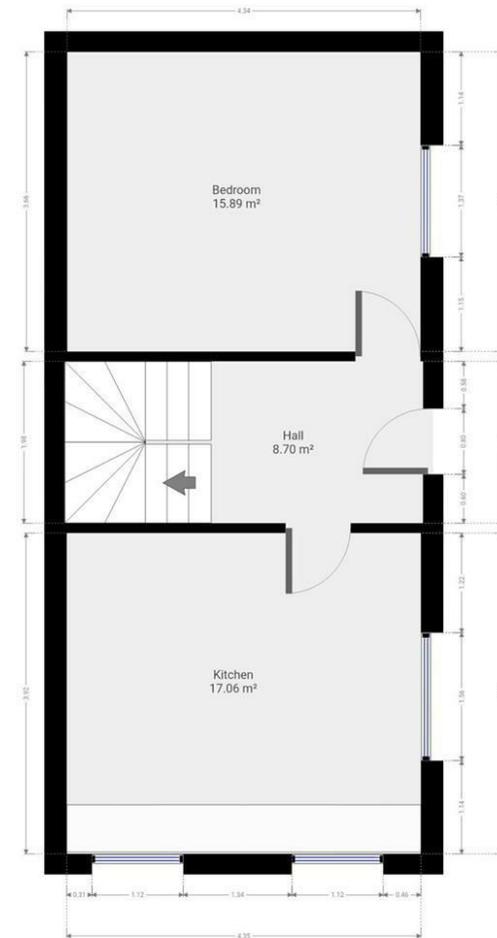
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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