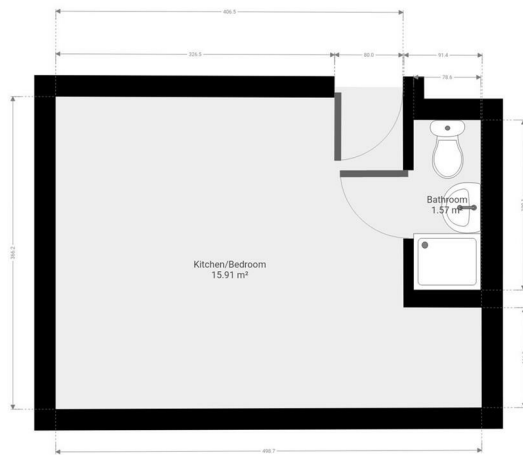




Studio 34, Fitzwilliam Place, 13 High Street, Lincoln, LN5 8BG

£170 Per Week

- Contemporary Studio Room
- Fitted Storage and Appliances
- On-Street Parking
- Great High Street location
- Council Tax Band A
- Communal Laundry Room
- Business Broadband
- 4th Floor Studio
- Secure student-only apartment block
- Available NOW



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 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.

Rights & restrictions
 The right of way on foot and/or with vehicles where appropriate (in common with the Landlord, the Management Company and all others entitled to the like right) over and along such of the Estate, the Building and the Common Parts as is necessary to obtain access to and egress from the Property and the right to use the Common Parts subject to such regulations as the Landlord and the Management Company may from time to time make provided always the Landlord and the Management Company shall have the right temporarily to close or divert any of the Common Parts subject to leaving available reasonable and sufficient means of access to and egress from the Property

2. The right at reasonable times except in the case of emergency and whenever possible on giving reasonable notice to enter any other part of the Building and/or the Estate for the purpose of executing works of repair decoration

1. Not to use the Property otherwise than as student accommodation
 Not to do anything on the Property or the Building or on the rest of the Estate which may cause annoyance, nuisance, damage or inconvenience to the tenants or occupiers of the other Apartments or any adjoining or neighbouring property or to the Landlord which may prejudice the character or value of the Building as residential apartments
2. Not to change the external appearance of the Building or the Property (whether that external appearance be to the outside world or the interior of the Building) nor make any structural alteration to the Property or the Building without first obtaining the written consent of the Management Company
3. Not to display any poster, advertisement, notice or other writing of any description so as to be visible outside the Property
4. Not to erect or allow to be erected any board, sign or notice advertising the Property for sale or to let on the Building or any other part of the Estate except in a form and position approved by the Management Company, such approval not to be unreasonably withheld
5. Not to overload or strain any part of the Property or the Building or set up any

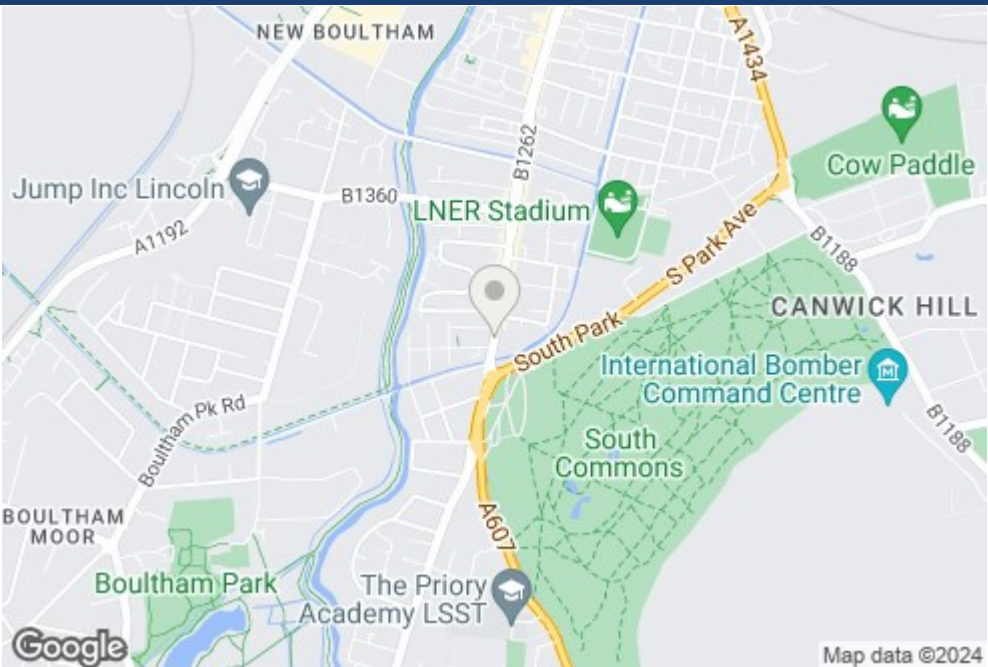
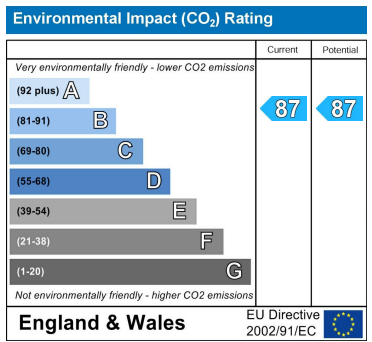
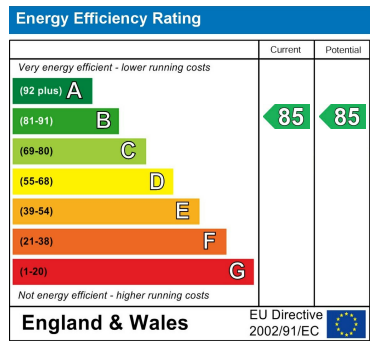
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit:
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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>

Council Tax Band A



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.