



## 97 Rasen Lane 24/25, Lincoln, LN1 3HA

£140

- 3 Bedroom student property with additional spare / study room
- Excellent Location
- Enclosed garden
- Gas Central Heating
- Council Tax Band A
- Property furnished
- Communal TV included in the lounge
- Tumble drier included
- Price displayed is per person based on 4 tenants renting the property
- Available for 24/25



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

Together with a right to and for the said John Hanson Lightfoot his heirs and assigns and the owner or owners occupier or occupiers for the time being of the said hereditaments and premises and his and their servants workmen agents and others from time to time and at all times hereafter to pass and repass on foot over and along so much of the passage or way between the said hereditaments and premises hereby granted and the adjoining house on the East as is not hereby conveyed subject to such owner or owners occupier or occupiers paying one half part of the cost and expense of keeping the said passage in repair Together also with a right to and for the said John Hanson Lightfoot his heirs and assigns and the owner or owners occupier or occupiers for

occupiers for the time being of the message and premises lying to the East of the said hereditaments and premises hereinbefore described and his and their servants workmen agents and others authorised by him or them from time to time and at all times hereafter to pass and repass on foot over and along so much of the said passage or way as is conveyed by these presents subject to such owner or owners occupier or occupiers paying one half part of the cost and expense of keeping the said passage in repair Subject also and reserving to and for the said owner or owners occupier or occupiers for the time being of the said dwellinghouse and premises lying to the East of the said hereditaments and premises hereby conveyed a right to use so much of the said drain or lines of drainage pipes as is or may be laid under so much of the said passage or way as is conveyed by these presents for the purpose of connecting the drains of the said dwellinghouse and premises with the main sewer in Rasen Lane aforesaid subject to his or their paying one half part of the cost and expense of keeping in repair the said drains or lines of drainage pipes

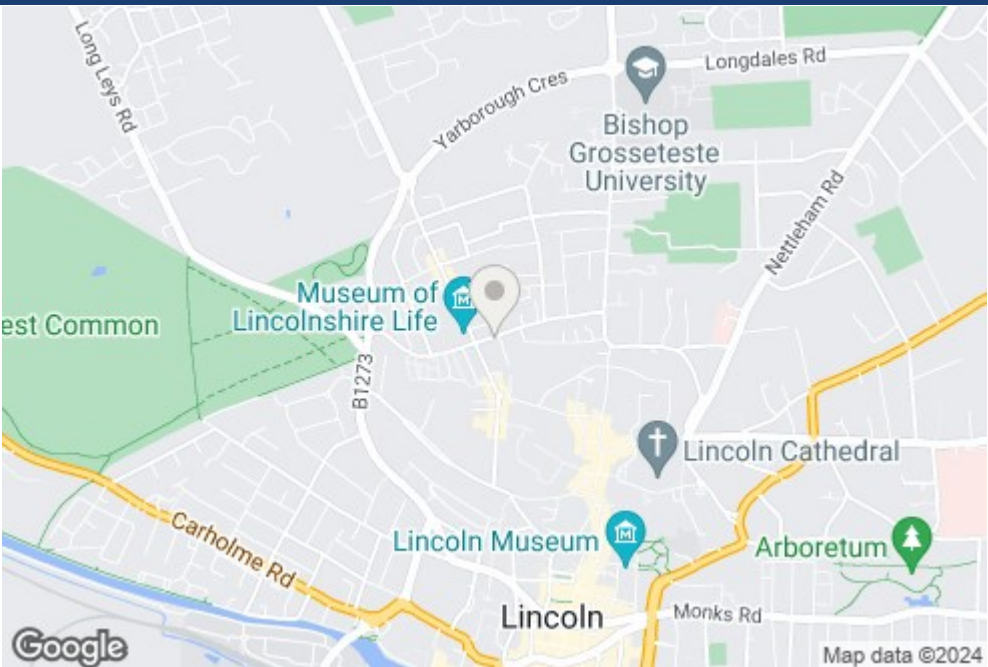
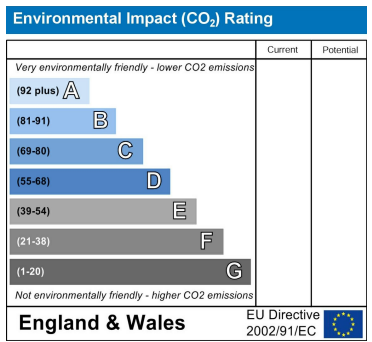
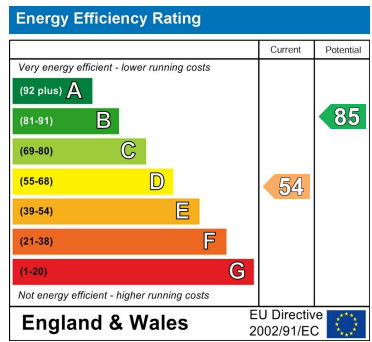
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit:  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.