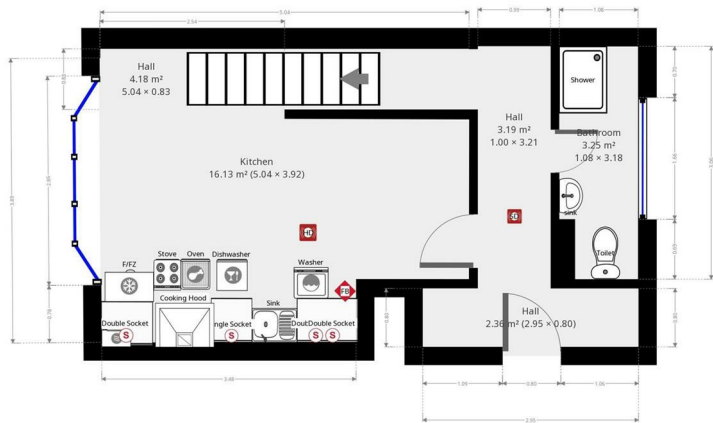




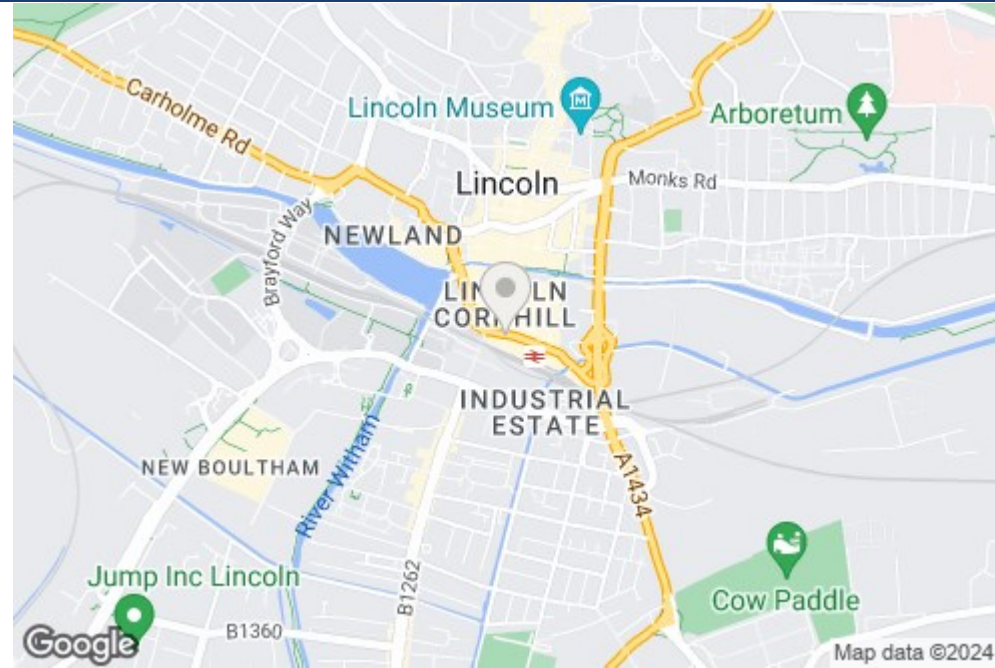
## 3A St. Marys Street, Lincoln, LN5 7EQ

£275 Per Week



- Modern Open Plan Living Area
- Separated Over Two Floors
- Cosy Window Seating Area
- View the Virtual Tour
- Council Tax Band A
- Stylish Accommodation
- Opposite Train Station
- No parking included
- Price displayed is based on 1 or 2 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.

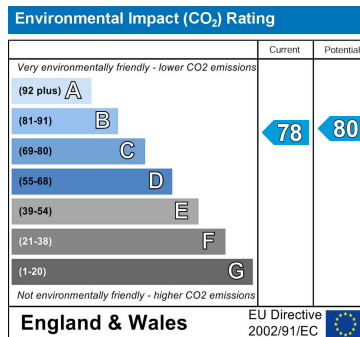
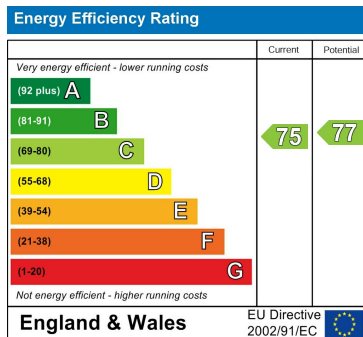


For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit:  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.