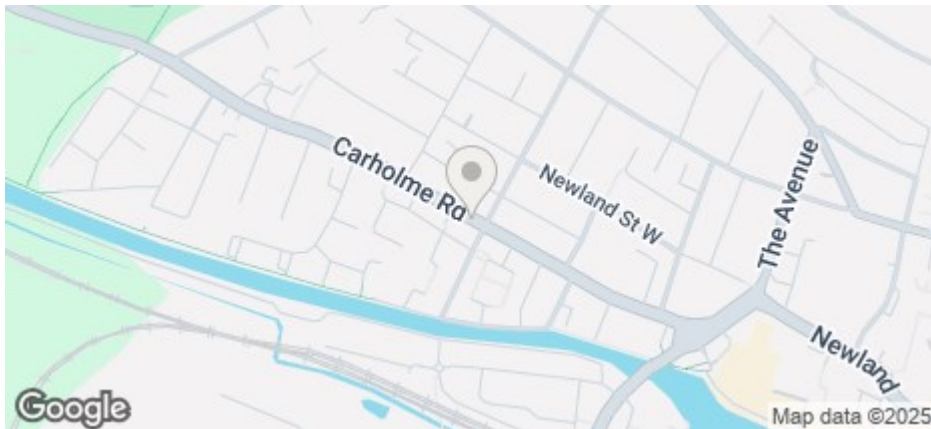




£130 Per Week

COUNCIL TAX BAND: A



## 72 Carholme Road, Lincoln, Lincs, LN1 1ST

- Three double rooms & two bathrooms
- Furnished
- Deposit only £200pp!
- Great West End location
- Council Tax Band A
- Price displayed is per person based on 3 tenants renting the property
- Close to City Centre
- Super-fast Virgin Media Internet
- Close to University
- Available for 26/27

Rights & restrictions

TOGETHER with a right of way for the Purchaser and his successors in title (in common with all others entitled to the like right) over and along the passage at the rear of the adjoining properties known as numbers 68 and 70 Carholme Road aforesaid and a right to use the line of drainage pipes lying under the said adjoining properties and running from the property hereby conveyed into the main sewer in Charlesworth Street SUBJECT nevertheless to a right of way for the owner or owners occupier or occupiers of the adjoining properties on the West and known as numbers 74 and 76 Carholme Road aforesaid over and along that part of the said passage as is included in the property hereby conveyed and a right to use the line of drainage pipes lying under the property hereby conveyed and subject to a right of way for the owner or owners occupier or occupiers of the properties on the South side of the property hereby conveyed and known as numbers 2 and 4 Charlesworth Street aforesaid over and along and a right of drainage under that part of the said passage as is included in the property hereby conveyed and TOGETHER also with and RESERVING respectively so as to subsist hereafter as legal easements all such rights of support way drainage and other quasi-easements and privileges in the nature of easements as are now and have hitherto been continuously used and enjoyed or suffered in connection with the property hereby conveyed and the said adjoining properties on the East and West thereof.

It is hereby agreed and declared (a) that the walls separating the property hereby conveyed from the adjoining properties on the East and West sides thereof and known as numbers 70 and 74 Carholme Road are party walls and shall forever hereafter be repairable and maintainable accordingly and (b) that the cost of repairing and maintaining the said passage and the drains jointly used as aforesaid and any other subjects of common user with the adjoining properties shall be borne in proportionate shares by the owners for the time being of the dwellinghouses entitled to use the same.

Planning approved July 23 for single storey rear extension at number 74 Carholme Road.

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>

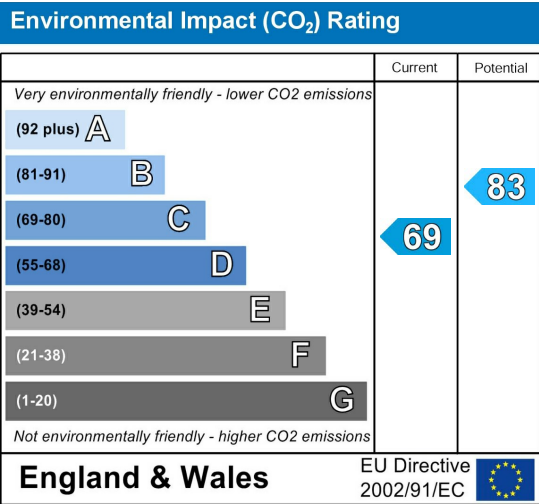
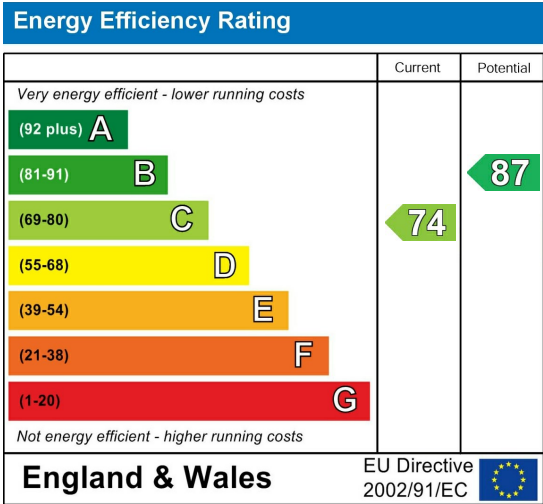
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



| 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.



Fantastic West End location for this three bedroom house very close to the University.

The property includes an open plan lounge/diner and fully fitted kitchen, two bathrooms and three double rooms.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. 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 four weeks rent, after this the rent can be paid in instalments that coincide with your student loan.

The total rent due for the property will increase by £28.99 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 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.

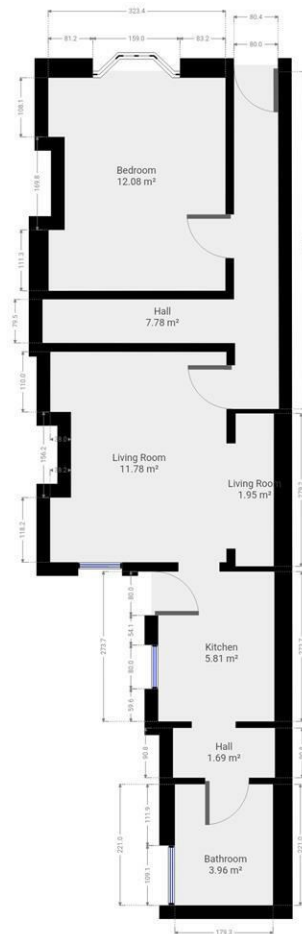
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

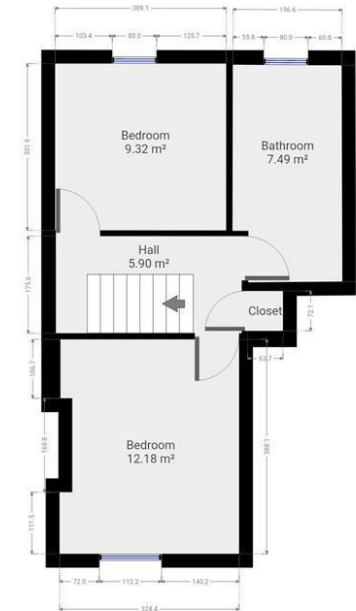
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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