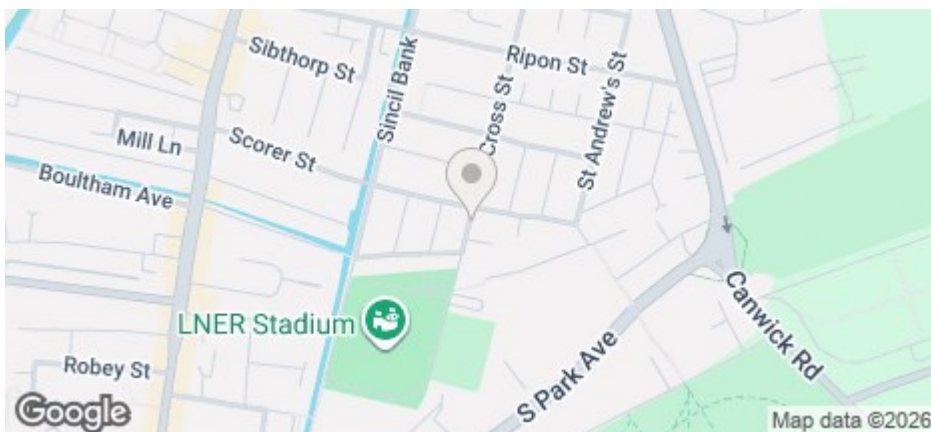




## 102A Cross Street, Lincoln, Lincs, LN5 7XH

£110 Per Week

COUNCIL TAX BAND: A



- Three first floor double rooms
- Washer dryer included
- Up to 2 parking permits available through City of Lincoln Council
- Large lounge & diner
- Council Tax Band A
- Price displayed is per person based on 3 tenants renting the property
- Modern shower room
- Close to the City Centre
- Furnished
- Available 26/27

## Rights & restrictions

Together with a right for the said Edwin Rilatt his heirs and assigns and other the owner or owners occupier or occupiers for the time being of the said messuage and hereditaments above described in common with the said Cornelius Taylor his heirs and assigns and other the owner or owners occupier or occupiers for the time being of the two messuages and hereditaments adjoining the said messuage and hereditaments above described on the east side thereof to use the drains running through and under the said two messuages and hereditaments on the east into the main drain in Scorer Street aforesaid it being hereby declared that the said drains shall be kept in repair at the joint and equal expense of the owners for the time being of the said three messuages and hereditaments entitled to use the same.

"And it is hereby agreed and declared that the walls dividing the messuage shop and hereditaments above described from the adjoining messuage and hereditaments on the East side thereof are party walls and shall for ever hereafter be repaired and maintained accordingly.

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>

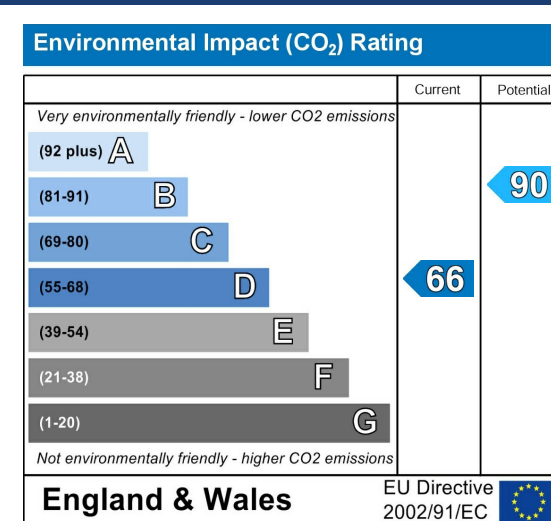
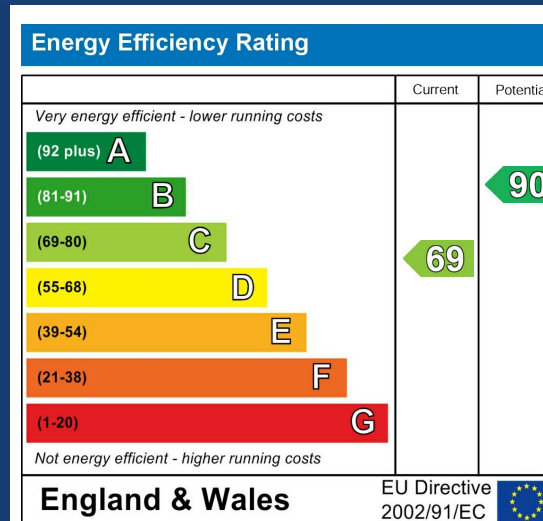
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Conveniently located on Cross Street close to the City Centre and University, this student house is ideally located for all local amenities. This property comprises of three double rooms, a fully fitted kitchen and a modern shower room plus a spacious separate lounge.

Gas central heating. Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee

Flexible contract lengths to suit you!

\*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 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.

The stated rent excludes Council Tax. Full time students may be exempt (subject to Council approval).

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.

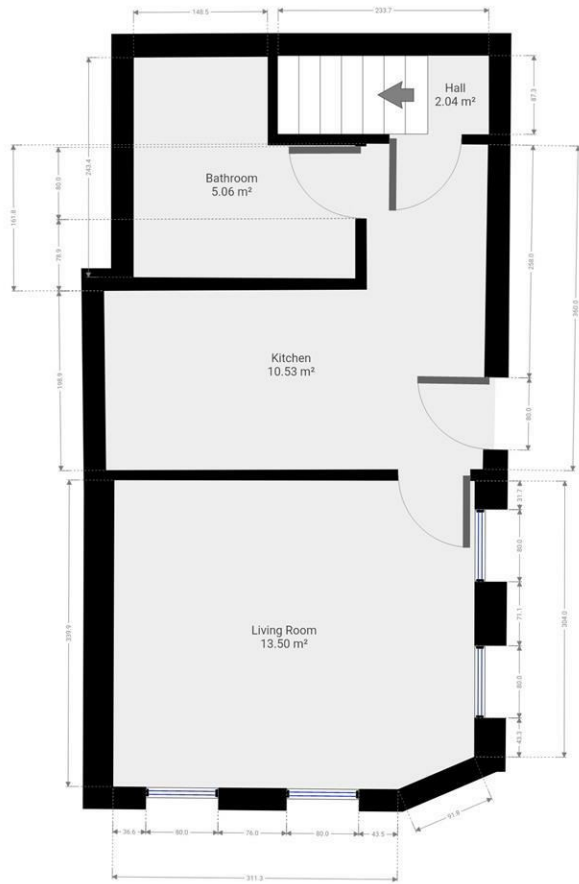
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

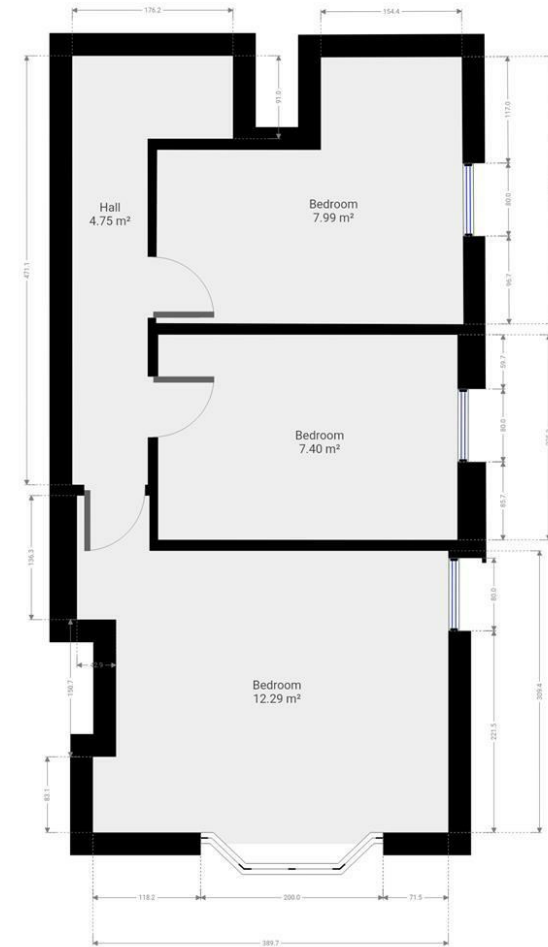
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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