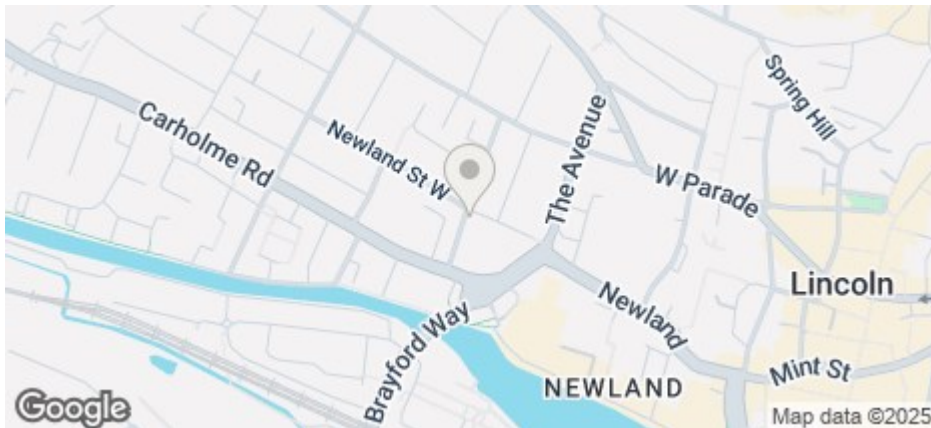




## 2 Depot Street ROOMS, Lincoln, Lincs, LN1 1WG

£110 Per Week

COUNCIL TAX BAND: A



- Two rooms available
- Up to 2 parking permits available through City of Lincoln Council
- Wall mounted TV
- Ground Floor Apartment
- Council tax band A
- Washer dryer included
- Open plan living area
- EE broadband with 4G back up
- Price displayed is per person based on 3 tenants renting the property
- Available for 25/26

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>

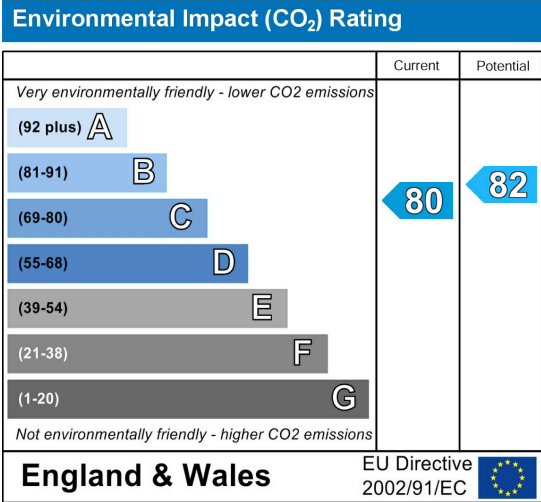
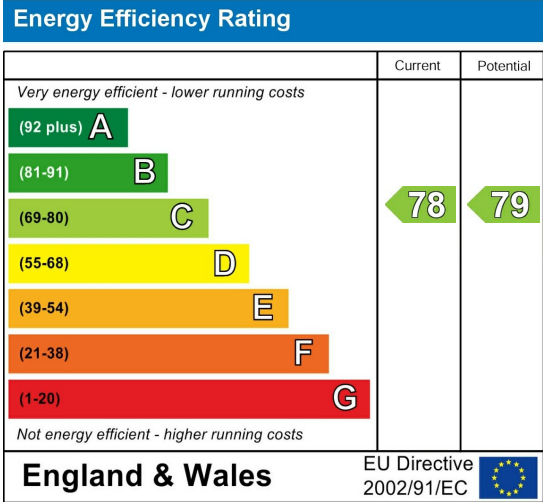
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



| Number of tenants<br>per property | Gas Allowance<br>(Kwh) | Electric Allowance<br>(Kwh)* | Water Allowance<br>(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.



Two rooms available in this three bedroom apartment in the West End, just a short walk to the University and City Centre. . The modern layout includes an open plan lounge/diner and fully fitted kitchen, shower room and three good sized bedrooms.

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 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 total rent due for the property will increase by £28.09 per week for any non-students (rental shares can be apportioned per tenant, meaning one or more tenants can contribute to this).

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 property comes furnished and includes utilities and associated building running costs. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

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!

Call - 01522 802020

email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

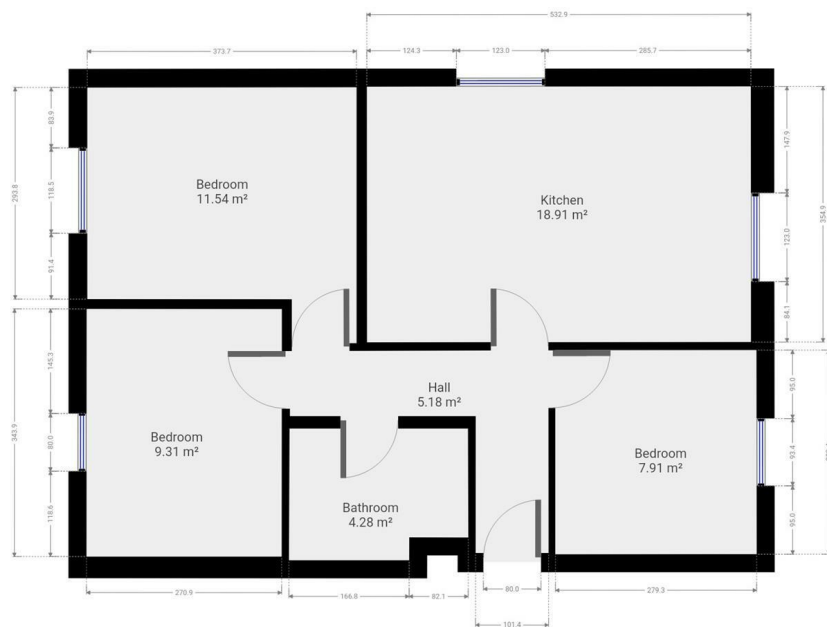
WhatsApp - 07908 557770

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-cloud-lettings/tenancy-fees/>

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.

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