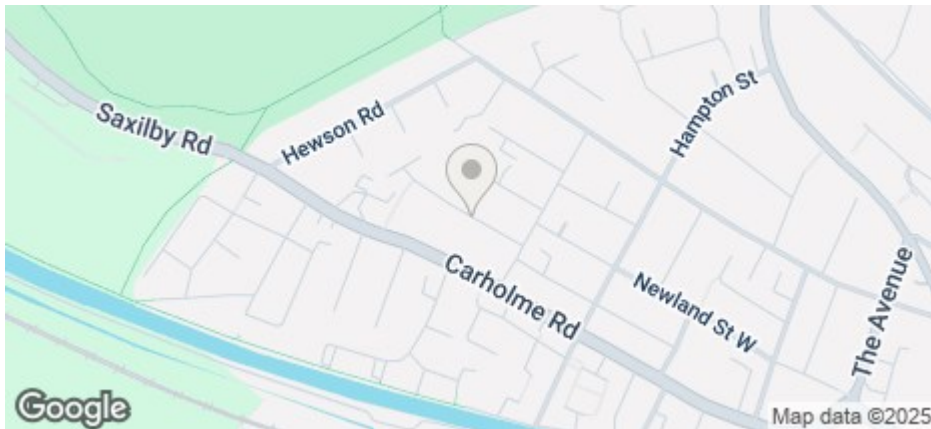




£112 Per Week

COUNCIL TAX BAND: A



## 24 Drake Street, Lincoln, Lincs, LN1 1PP

- Great West End location
- All bills included and fully furnished!
- Two shower rooms!
- Wall mounted TV
- Council Tax Band A
- Price displayed is per person based on 5 tenants renting the property
- Deposit only £200pp
- Permit parking available from Lincoln Council
- Close to University
- Available for 26/27

Rights and restrictions

TOGETHER with full right and liberty for the Purchasers and their successors in title the owner or owners and occupiers for the time being of the property hereby conveyed and all persons authorised by them in common with all other persons similarly entitled (a) to pass and repass over and along that part of the said passage as is built over by a room or rooms on the first floor of the said adjoining property Number 26 Drake Street aforesaid and (b) to use the line of drainage pipes lying under the said passage and connecting with the main sewer in Drake Street aforesaid AND TOGETHER ALSO WITH all such easements quasi easements or privileges in the nature of easements now or usually enjoyed by the property hereby conveyed under over through or from all or any part of the said adjoining property Number 26 Drake Street aforesaid BUT SUBJECT to similar rights as heretofore used and

enjoyed for the owner or owners and occupiers for the time being of the said adjoining property Number 26 Drake Street aforesaid over and along that part of the said passage as is hereby conveyed and the right to use the line of drainage pipes lying under the said passage and all such easements quasi easements and privileges in the nature of easements as are now or usually enjoyed by the said adjoining property Number 26 Drake Street aforesaid under over through or from the property hereby conveyed. SUBJECT to the payment by the Purchasers of a half share of the cost of cleansing repairing maintaining and reinstating from time to time the subjects of common user serving jointly the said two properties.

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>

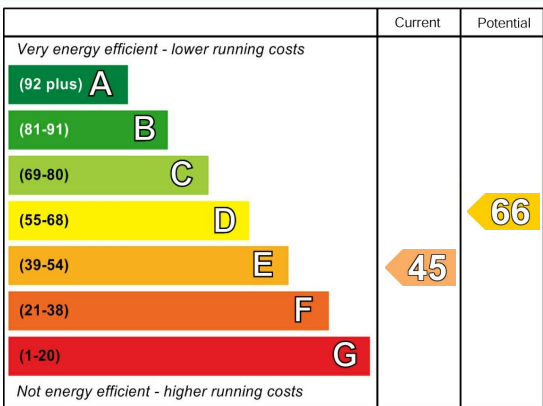


| Number of tenants per property | Gas Allowance (Kwh) | Electric Allowance (Kwh)* | Water Allowance (m3) |
|--------------------------------|---------------------|---------------------------|----------------------|
| 1                              | 10000               | 3000                      | 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.

Energy Efficiency Rating

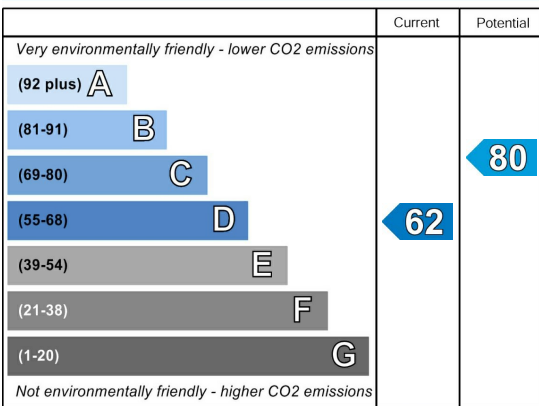


England & Wales

EU Directive  
2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC



Conveniently located within walking distance of the University, in the popular West End! The property comprises of five double rooms, a modern fully fitted kitchen with spacious lounge, and two shower 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.

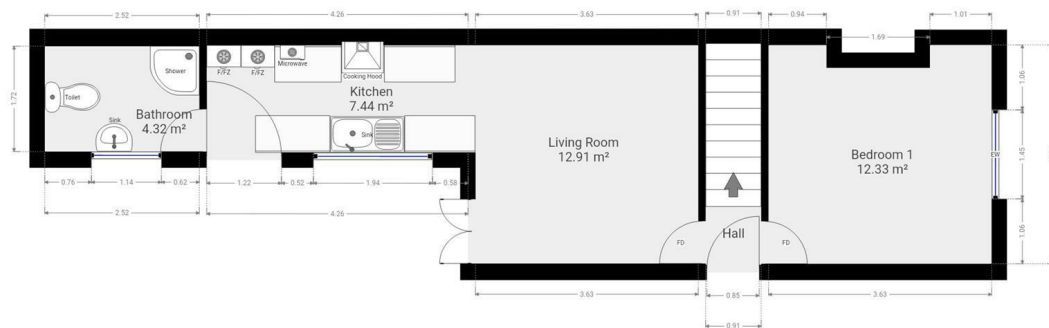
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

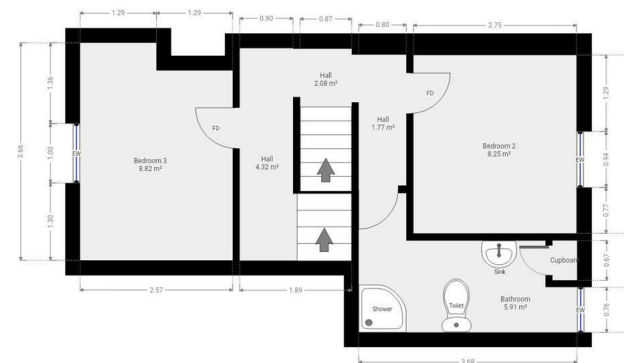
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

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