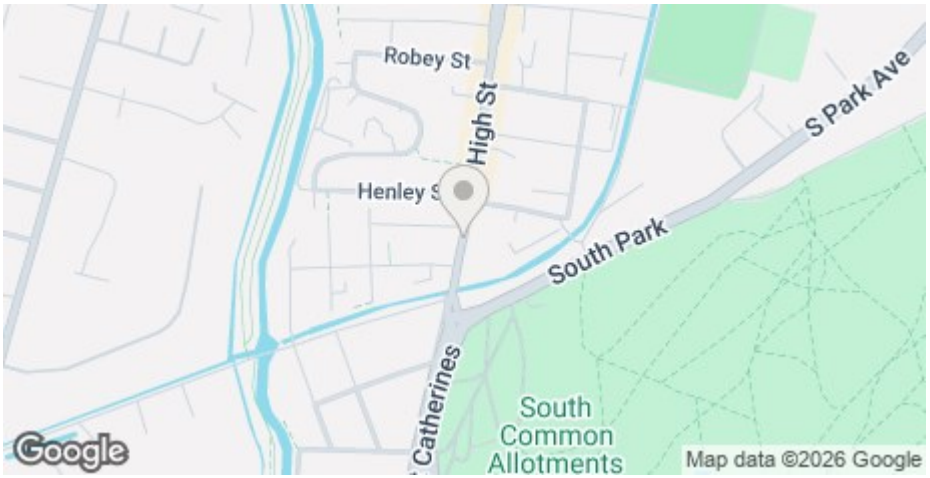
cloud lettings

Studio 32 Fitzwilliam Place, 13 High Street, Lincoln, Lincs, LN5 8BG

£185 Per Week

Council Tax Band A



- Contemporary STUDENT-ONLY studio apartment
- En suite shower room
- City centre location
- 4th Floor Studio
- Council Tax Band A
- Self contained accommodation
- Modern kitchen area
- On-street permit parking
- Short walk to University
- Available for 27/28

41 Carholme Road, Lincoln, Lincolnshire, LN1 1RN
01522 802020

info@cloudlettings.co.uk
www.cloudlettings.co.uk

This modern STUDENT-ONLY accommodation is situated in a central location just off the High Street in a well lit area just minutes walk to Lincoln University!

Located on the 4th floor, the studio offers a kitchenette, study area, bed and en-suite shower room. The building also features a communal laundry room.

No parking included. Electric heating.

Fitzwilliam Studio Key Info
Rent: £185 per week for the whole studio

Price displayed is the total rent per week, based on 1 tenant renting

Fitzwilliam Place is a STUDENT-ONLY secure studio block within walking distance of the University of Lincoln and the City Centre shops and restaurants. The studios are strictly single-occupancy and are only available to students.

There is on-street parking available in the areas surrounding this property.

The deposit payable on the first day of your tenancy is just **£400** 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
WhatsApp - 07908 557770

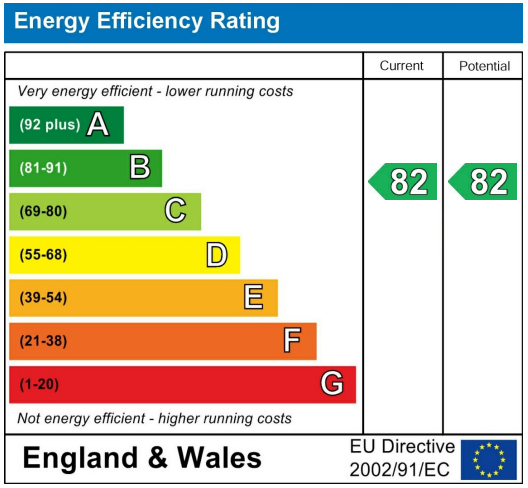
The property is affected by lease restrictions; open the brochure for further details.

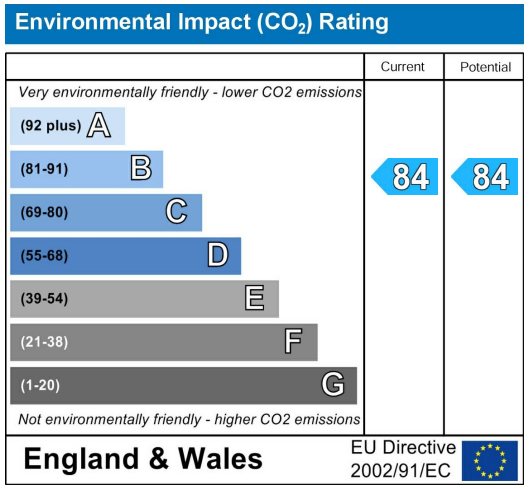
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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





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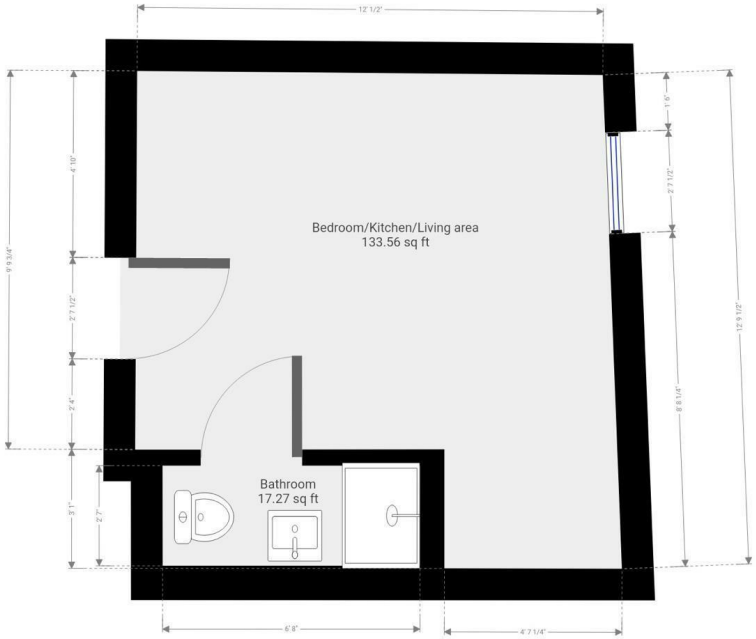
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: https://checker.ofcom.org.uk/en-gb/broadband-coverage

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



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

Utilities Allowance Schedule

Allowances are based on the number of occupiers at the Property and the type of utility provision. The monthly figures set out in this schedule are not fixed monthly limits and are provided solely for the purpose of calculating a total allowance for the tenancy period using seasonal weighting. The total allowance for the tenancy is the sum of the apportioned monthly figures for the relevant period and this total forms the contractual limit. Usage is not assessed on a strict monthly basis. However, any usage exceeding the total allowance for the tenancy period will be chargeable to the Tenants. The calculation of the total allowance using this schedule is final and not subject to adjustment. .

Where the number of Tenants is not shown in the table, an additional annual allowance will apply per Tenant as follows: Gas 3000 kWh, Electricity 1000 kWh, Water 20 m^3. In properties without a gas supply, the electricity allowance will be applied at twice this rate. Any additional allowance will be apportioned in accordance with this schedule, including its seasonal apportionment.

Gas Allowance (kwh)

Number of tenants	1	2	3	4	5	6	7	8	9	10
January	1560	2028	2496	3120	3900	4680	5304	5928	6396	6864
February	1456	1893	2330	2912	3640	4368	4950	5533	5970	6406
March	1144	1487	1830	2288	2860	3432	3890	4347	4690	5034
April	936	1217	1498	1872	2340	2808	3182	3557	3838	4118
May	520	676	832	1040	1300	1560	1768	1976	2132	2288
June	416	541	666	832	1040	1248	1414	1581	1706	1830
July	208	270	333	416	520	624	707	790	853	915
August	312	406	499	624	780	936	1061	1186	1279	1373
September	520	676	832	1040	1300	1560	1768	1976	2132	2288
October	832	1082	1331	1664	2080	2496	2829	3162	3411	3661
November	1144	1487	1830	2288	2860	3432	3890	4347	4690	5034
December	1352	1758	2163	2704	3380	4056	4597	5138	5543	5949

Electric Allowance (kWh, gas present)

Number of tenants	1	2	3	4	5	6	7	8	9	10
January	343	389	458	572	686	801	915	1030	1144	1258
February	312	354	416	520	624	728	832	936	1040	1144
March	281	318	374	468	562	655	749	842	936	1030
April	250	283	333	416	499	582	666	749	832	915
May	218	248	291	364	437	510	582	655	728	801
June	218	248	291	364	437	510	582	655	728	801
July	187	212	250	312	374	437	499	562	624	686
August	187	212	250	312	374	437	499	562	624	686
September	218	248	291	364	437	510	582	655	728	801
October	250	283	333	416	499	582	666	749	832	915
November	312	354	416	520	624	728	832	936	1040	1144
December	343	389	458	572	686	801	915	1030	1144	1258

Electric Allowance
(kWh, electric only, no gas present)

Number of tenants	1	2	3	4	5	6	7	8	9	10
January	686	778	915	1144	1373	1602	1830	2059	2288	2517
February	624	707	832	1040	1248	1456	1664	1872	2080	2288
March	562	636	749	936	1123	1310	1498	1685	1872	2059
April	499	566	666	832	998	1165	1331	1498	1664	1830
May	437	495	582	728	874	1019	1165	1310	1456	1602
June	437	495	582	728	874	1019	1165	1310	1456	1602
July	374	424	499	624	749	874	998	1123	1248	1373
August	374	424	499	624	749	874	998	1123	1248	1373
September	437	495	582	728	874	1019	1165	1310	1456	1602
October	499	566	666	832	998	1165	1331	1498	1664	1830
November	624	707	832	1040	1248	1456	1664	1872	2080	2288
December	686	778	915	1144	1373	1602	1830	2059	2288	2517

Water Allowance (m3)

Number of tenants	1	2	3	4	5	6	7	8	9	10
January	11	11	14	16	19	21	23	25	27	29
February	11	11	14	16	19	21	23	25	27	29
March	11	11	14	16	19	21	23	25	27	29
April	11	11	14	16	19	21	23	25	27	29
May	11	11	14	16	19	21	23	25	27	29
June	11	11	14	16	19	21	23	25	27	29
July	11	11	14	16	19	21	23	25	27	29
August	11	11	14	16	19	21	23	25	27	29
September	11	11	14	16	19	21	23	25	27	29
October	11	11	14	16	19	21	23	25	27	29
November	11	11	14	16	19	21	23	25	27	29
December	11	11	14	16	19	21	23	25	27	29

Rights & restrictions

The right of way on foot and/or with vehicles where appropriate (in common with the Landlord, the Management Company and all others entitled to the like right) over and along such of the Estate, the Building and the Common Parts as is necessary to obtain access to and egress from the Property and the right to use the Common Parts subject to such regulations as the Landlord and the Management Company may from time to time make provided always the Landlord and the Management company shall have the right temporarily to close or divert any of the Common Parts subject to leaving available reasonable and sufficient means of access to and egress from the Property 2. The right at reasonable times except in the case of emergency and whenever possible on giving reasonable notice to enter any other part of the Building and/or the Estate for the purpose of executing works of repair decoration reinstatement replacement renewal alteration addition or improvement to or upon the Property the work being done with reasonable despatch causing as little disturbance as possible and making good any damage caused 3. The right of support shelter and protection for the Property from all other parts of the Estate and the Building 4. The free and uninterrupted right of use passage and running of soil water electricity and other services in common (where appropriate) with all others

using them from and to the Property through the Service Media now or within the Perpetuity Period during the Term constructed in or under any part of the Estate and/or the Building and serving the Property 5. The right to use the communal refuse bin or bin area (if any) for disposing of household waste

1. Not to use the Property otherwise than as student accommodation. Not to do anything on the Property or the Building or on the rest of the Estate which may cause annoyance, nuisance, damage or inconvenience to the tenants or occupiers of the other Apartments or any adjoining or neighbouring property or to the Landlord which may prejudice the character or value of the Building as residential apartments

2. Not to change the external appearance of the Building or the Property (whether that external appearance be to the outside world or the interior of the Building) nor make any structural alteration to the Property or the Building without first obtaining the written consent of the Management Company 3. Not to display any poster, advertisement, notice or other writing of any description so as to be visible outside the Property 4. Not to erect or allow to be erected any board, sign or notice advertising the Property for sale or to let on the Building or any other part of the Estate except in a form and position approved by the Management Company, such

approval not to be unreasonably withheld 5. Not to overload or strain any part of the Property or the Building or set up any machinery or apparatus thereon other than the usual domestic appliances To clean the inside and the outside of all inward-opening windows in the Property and also the internal and external surfaces of any sliding or French doors to any terrace at least once every month 6. Not to keep any animal or bird in the Property without the prior written consent of the Landlord (which consent may be withdrawn) Not to litter the Common Parts and to deposit all rubbish and litter only in the refuse bin areas provided. No noise, music or singing whether by instrument, voices, wireless, gramophone, television or other means neither any dancing nor any avoidable noise may be allowed in the Property so as to be audible outside the Property between 11.00pm and 8.00am or so as to be audible outside the Property at other times if any occupier of another Apartment objects. Nothing may be deposited or left in or on the Common Parts and no broom carpet mat rug or other article may be beaten or shaken in these areas or out of the windows or over any terrace of the Property or any other part of the Building or invitees friends servants or employees of the Tenant or their children be allowed to play in these areas nor may these areas be in any way obstructed or unreasonably soiled

No clothes, washing or other articles may be hung or exposed in upon or outside the Property including on any terrace and no bicycles may be stored/parked on any terrace No cable, receiver or satellite dish may be affixed to the outside of the Building or any other part of the Estate 11. No trailer, caravan, boat, commercial vehicle or van exceeding 35 cwt may be parked in the Building or on any other part of the Estate 12. Not to store any inflammable or combustible substances liquids or materials at the Property or on any other part of the Estate 13. The Landlord and the Management Company reserve the right to make such other rules and regulations from time to time (either in addition to or by way of variation or in substitution for these rules and regulations or any of them) as the Landlord or the Management Company may deem necessary or expedient for the management, care and cleanliness of the Estate and/or Building or for securing the safety comfort and convenience of the occupiers or visitors to the Apartments and any such rules and regulations as aforesaid shall be deemed to be incorporated therein