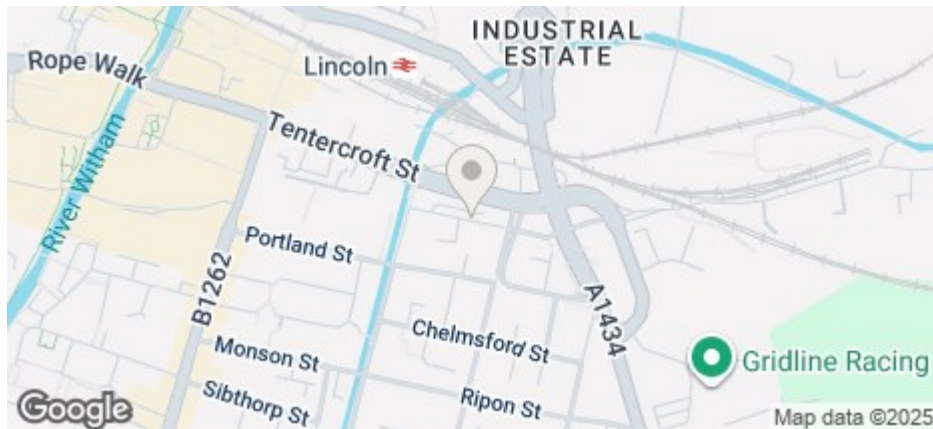




62 Kesteven Street, Lincoln, Lincs, LN5 7LH

£115 Per Week

COUNCIL TAX BAND: A



- Spacious modern kitchen
- Three well proportioned double rooms
- Homely accommodation
- Bathroom with shower over bath
- Council Tax Band A
- Price displayed is per person based on 3 tenants renting the property
- Dishwasher included
- Great location next to the City Centre
- Furnished
- Available for 26/27

Rights & restrictions

TOGETHER with a right for the Purchaser his heirs and assigns the owners and occupiers for the time being of the property hereby conveyed their servants and others to pass and repass either on foot or with horses carts and other vehicles over and along a road or way leading in a Southerly direction from Kesteven Street aforesaid to a passage or way of the width of four feet and thence to pass and repass on foot over and along the said passage running from the said road to the rear of the property hereby conveyed Subject to the owner or owners and occupier or occupiers for the time being of the property hereby conveyed paying a proportionate part of the costs of repairing and keeping in repair the said road and passage in common with the person or persons for the time being entitled to the use thereof respectively

AND TOGETHER ALSO with a right for the Purchaser and his successors in title the owner or owners and occupier or occupiers for the time being

of the property hereby conveyed to use the line of drainage pipes for the time being laid under the said road and passage and connecting the drains of the property hereby conveyed with the main sewer in Kesteven Street aforesaid or any other line of pipes which might be substituted therefor Subject to him or them paying a proportionate part of the cost of repairing reinstating and keeping in repair the said line of drainage pipes in common with the person or persons for the time being entitled to the use thereof respectively.

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>

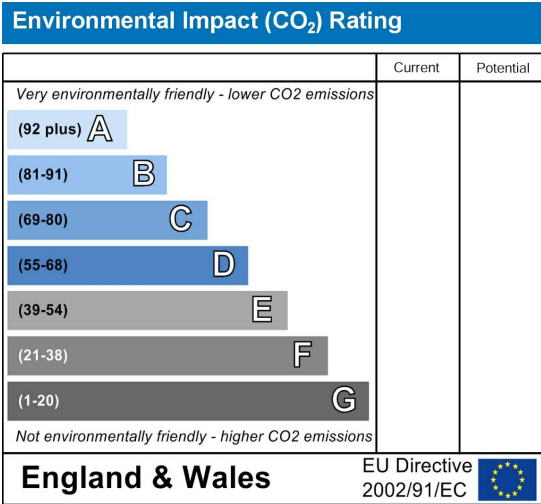
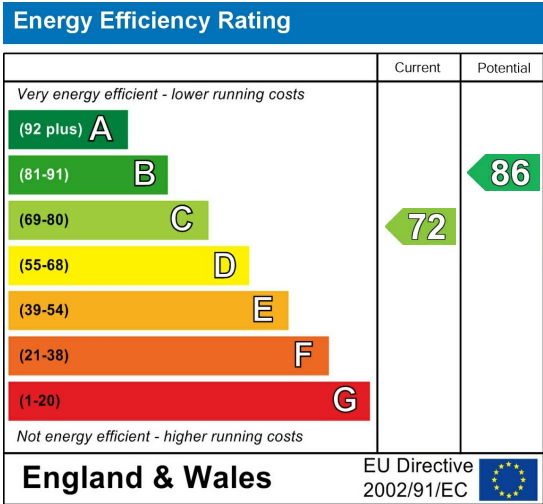
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



This three bedroom house is in the heart of the city, close to the High Street shops and restaurants. The property includes a lounge and fully fitted kitchen, bathroom and three 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 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

WhatsApp - 07908 557770

The property is affected by known rights or restrictions; open the brochure for further details.

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.

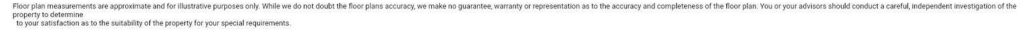
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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.





Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m