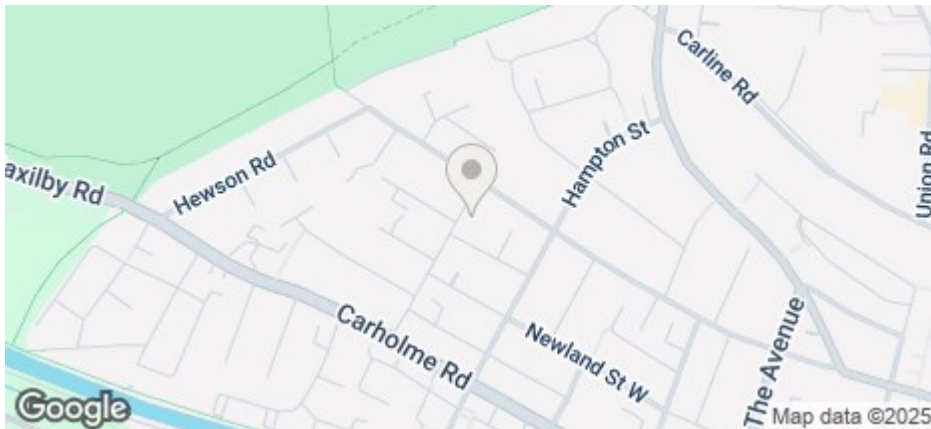




## 36 Moor Street, Lincoln, Lincs, LN1 1PR

£110 Per Week

COUNCIL TAX BAND: A



- Three large bedrooms
- Great West End location
- Outdoor space with BBQ area and bike storage
- Close to University and City Centre
- Council Tax Band A
- Washer-dryer included
- Additional spare room / study area
- Spacious living room with flatscreen TV
- Permit parking for up to 2 cars
- Available for 26/27

Rights & restrictions

TOGETHER WITH the right for the owners and occupiers for the time being of the property hereby conveyed to pass over and along the passage leading to and from the property hereby conveyed from and to Moor Street aforesaid in common with all other persons entitled to use the same AND TOGETHER ALSO WITH a right to use the drains and water pipes running through and under the adjoining dwellinghouse and passage on the North side of the property hereby conveyed and into the main sewer and water pipe in Moor Street aforesaid in common with all other persons entitled to use the same the said passage main drain and main water-pipe respectively to be cleansed maintained and repaired at the joint and equal expense of the respective owners of the dwellinghouses entitled to use the same AND SUBJECT TO the rights of the owner or owners for the time being of the adjoining properties being numbers 30 32 and 34 Moor

Street aforesaid to pass over and along so much of the said passage thereby conveyed and a right to use the drains and water pipes through and under the property hereby conveyed connecting the said adjoining messuages or dwellinghouses to the main sewer and water pipes respectively in Moor Street aforesaid the passage drains and water pipes to be cleansed maintained repaired at the joint and equal expense of the respective owners of the messuages entitled to use the same

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>

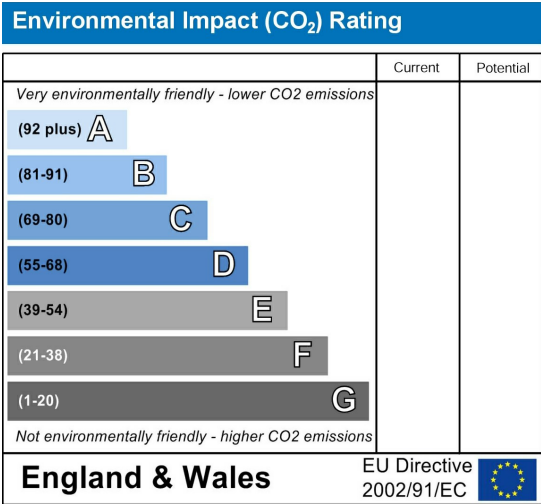
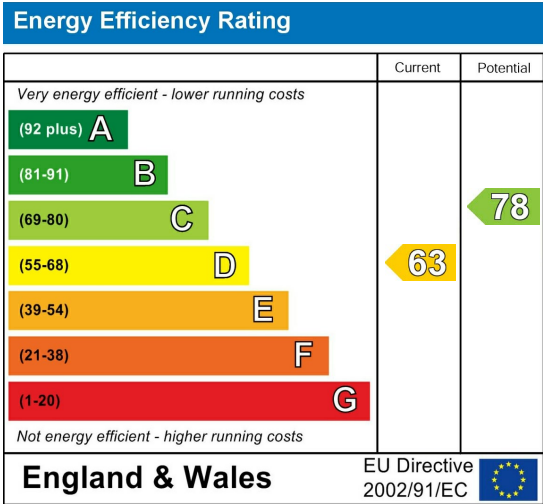
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Great three bedroom property ideally located in the popular West End, close to the City Centre and University of Lincoln. Three great sized bedrooms in this home from home.

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 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