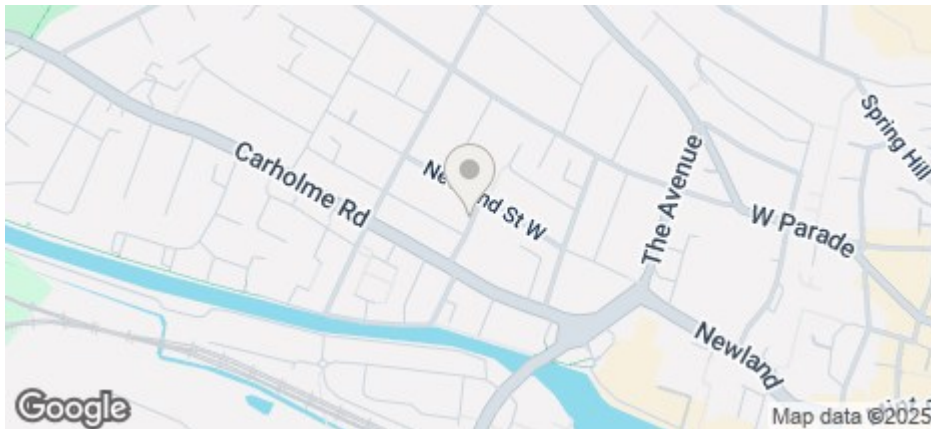




£130 Per Week

COUNCIL TAX BAND: A



## 9 Nelson Street, Lincoln, Lincs, LN1 1PJ

- Five double rooms
- Great West End location
- Tumble dryer included
- Close to City Centre
- Council Tax Band A
- Two shared bathrooms
- Deposit only £200pp
- Modern finish throughout
- Short walk to University
- Available for 26/27

Rights & restrictions

"TOGETHER with the right (in common with the owners for the time being of the two adjoining messuages on the South known as Numbers 7 and 8 Nelson Street aforesaid and of the adjoining messuage on the North known as Number 110 Newland Street West) to use the line of drainage pipes running under the garden of the said two messuages Numbers 7 and 8 Nelson Street aforesaid and thence under the passage on the South side thereof connecting with the main sewer in Nelson Street aforesaid but SUBJECT to the right of the owner for the time being of the said adjoining messuage on the North known as Number 110 Newland Street West aforesaid to use the portion of the said line of drainage pipes running under the property hereby conveyed and subject to the payment by the Purchaser or the persons deriving title under him of a one-fourth share of the expense of cleansing repairing and renewing the said line of drainage pipes TOGETHER

also with a right for the Purchaser (in common with the owners and occupiers for the time being of Number 110 Newland Street West aforesaid) at all times hereafter to go pass and repass over and along the footpath leading to and from the property hereby conveyed across the garden of Number 110 Newland Street West aforesaid from and to Newland Street West aforesaid and to use the gateway thereto subject to the payment by the Purchaser and his successors in title of a due and 2 fair proportion of the expense of maintaining the said footpath and the gate thereto in good repair and condition TO HOLD unto the Purchaser in fee simple. "THE walls and fences dividing the property hereby conveyed from the adjoining properties on the North and South sides thereof are party walls and fences and repairable and maintainable accordingly

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>

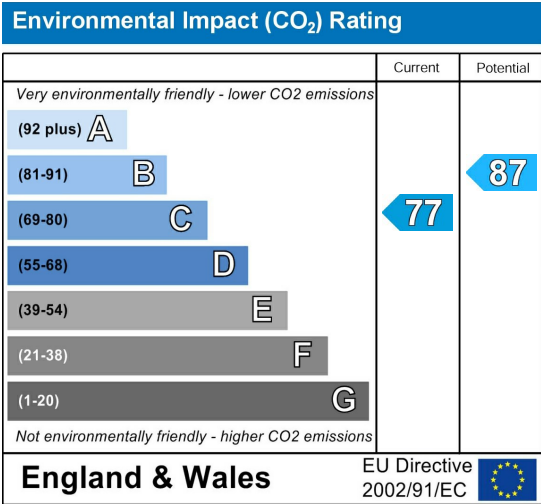
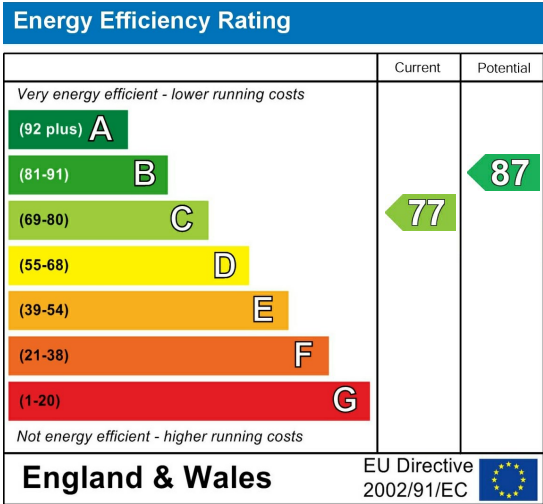
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



| 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.



Five bedroom accommodation in the popular West End location, close to the City Centre and Lincoln University.

Five double rooms and two shared bathrooms. Furnished with a modern finish throughout.

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/>.

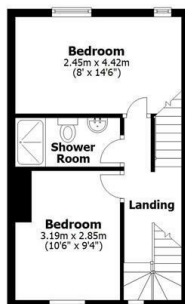
Terms and conditions apply. Contact the office for more information.



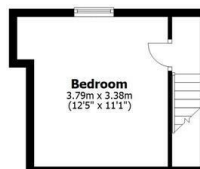
**Ground Floor**  
Approx. 56.4 sq. metres (607.4 sq. feet)



**First Floor**  
Approx. 31.0 sq. metres (334.1 sq. feet)



**Second Floor**  
Approx. 16.1 sq. metres (172.9 sq. feet)



Total area: approx. 103.5 sq. metres (1114.3 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanUp.

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