



£115 Per Week

COUNCIL TAX BAND: A



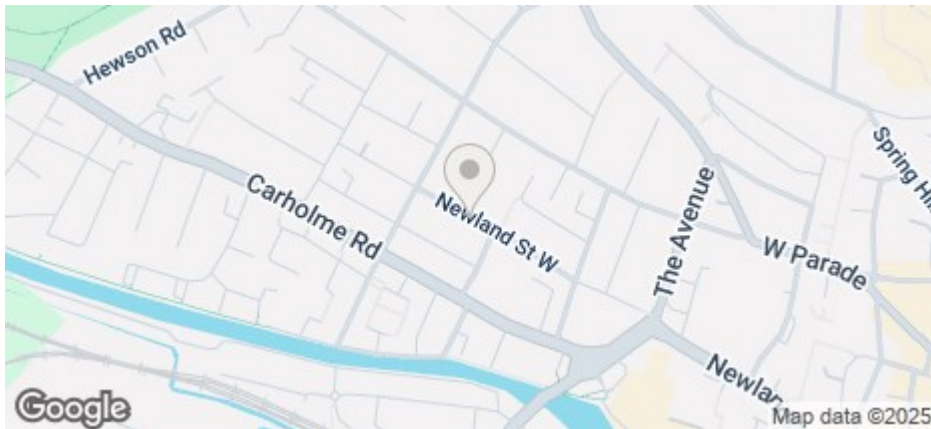
accommodation  
for students

**AVAILABLE  
2026**

this property is available for the  
26/27 academic year



## 81 Newland Street West, Lincoln, Lincs, LN1 1QF



- Great location close to the University
- Modern feel throughout
- Deposit Only £200pp
- Four very well proportioned double rooms
- Council Tax Band A
- Price displayed is per person based on 4 tenants renting the property
- Furnished
- Super-fast Virgin Media Internet
- High gloss kitchen and two contemporary bathrooms
- Available for 26/27

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>

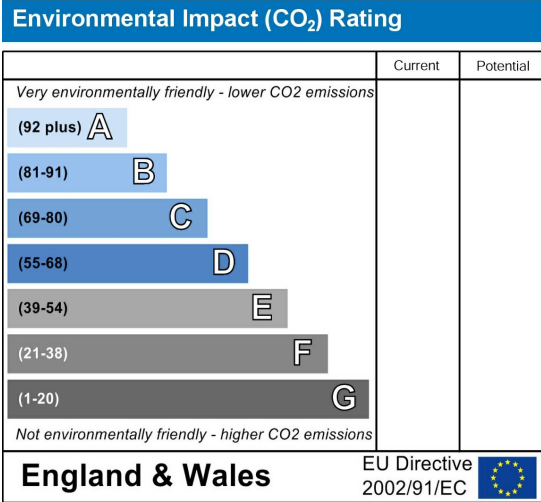
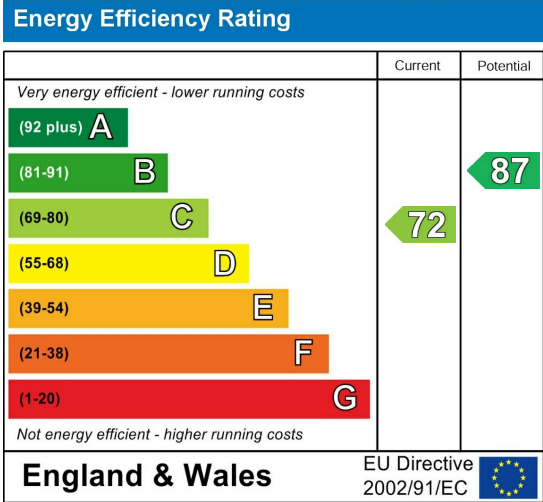
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



| Number of tenants<br>per property | Gas Allowance<br>(Kwh) | Electric Allowance<br>(Kwh)* | Water Allowance<br>(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.



A very well presented four bedroom house with a contemporary feel located in the West End close to the University and the City Centre. The house is accessed through its own private passageway with 2 levels of security; a lockable passage way door and lockable side door into property. Includes a spacious lounge/diner, fully fitted white high gloss kitchen with appliances and separate utility area with access to the pleasant paved enclosed rear garden.

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>

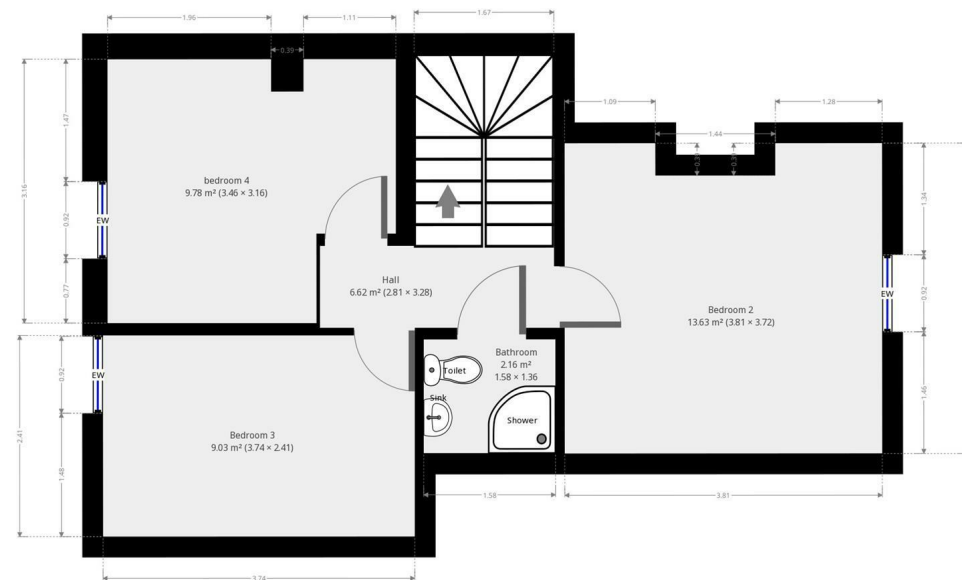
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Terms and conditions apply. Contact the office for more information.





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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