

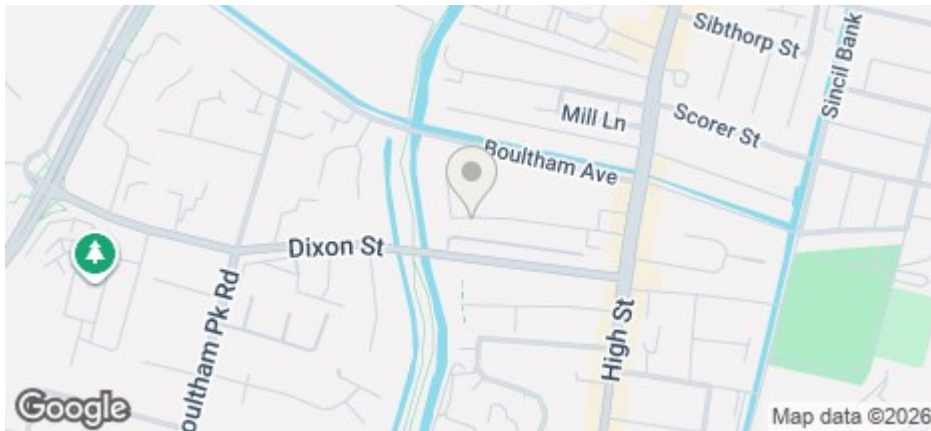


£300 Per Week

COUNCIL TAX BAND: A



47 Peel Street, Lincoln, Lincs, LN5 8AB



- Two double rooms
- View the virtual tour
- Dishwasher included
- Council Tax Band A

- Wall Mounted TV
- On-street parking
- Great location just minutes from the University & City Centre
- Available for 26/27

Rights & restrictions

TOGETHER WITH full right and liberty for the Purchaser and her successors in title the owner or owners occupier or occupiers for the time being of the said dwellinghouse hereby conveyed and all persons authorised by her or them in common with the Vendors and all other persons similarly entitled to pass and repass at all times and for all purposes in connection with the use and enjoyment of the said dwellinghouse hereby conveyed over and along that part of the said passage as is not included in the said property hereby conveyed SUBJECT TO the right of the Vendors and their successors in title the owner or owners occupier or occupiers for the time being of the said adjoining property Number 48 Peel Street aforesaid and all persons authorised by them in common with the Purchaser and all other persons similarly entitled to pass and repass at all times and for all purposes in connection with the use and enjoyment of the said adjoining dwellinghouse number 48 Peel Street aforesaid over and along that part of the said passage as is included in the said property hereby conveyed AND TOGETHER ALSO WITH but RESERVING respectively and so far as required so as to subsist hereafter as legal easements all such rights of user of sewers drains water pipes gas pipes electricity cables chimneys chimney stacks gutters gullies and downspouts supports for walls and other rights or privileges in the nature of easements now or usually enjoyed by the said property hereby conveyed under through or from all or any part of the adjoining property on either side thereof belonging to the Vendors or now or usually enjoyed by the said adjoining property on either side thereof of the Vendors under over through or from all or any part of the said property hereby conveyed SUBJECT TO the payment by the Purchaser and her successors in title of

(a) A half share of the cost of cleansing repairing maintaining and reinstating from time to time the said passage and (b) A fair proportion according to the extent of user of the cost of cleansing repairing maintaining and reinstating from time to time the other subjects of common user serving jointly the said property hereby conveyed and the said adjoining properties of the Vendors on either side thereof. IT IS HEREBY AGREED AND DECLARED that the walls separating the said dwellinghouse hereby conveyed from the said adjoining dwellinghouses on either side thereof Numbers 46 and 48 Peel Street aforesaid are party walls and that the wall separating the yard and outbuildings from the yard and outbuildings of the said adjoining property Number 48 Peel Street aforesaid are also party walls 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>

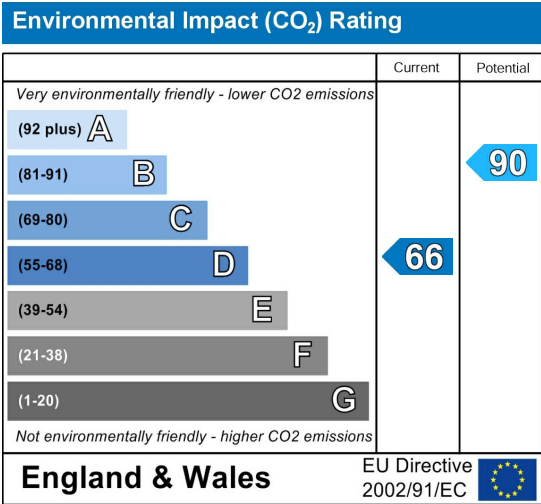
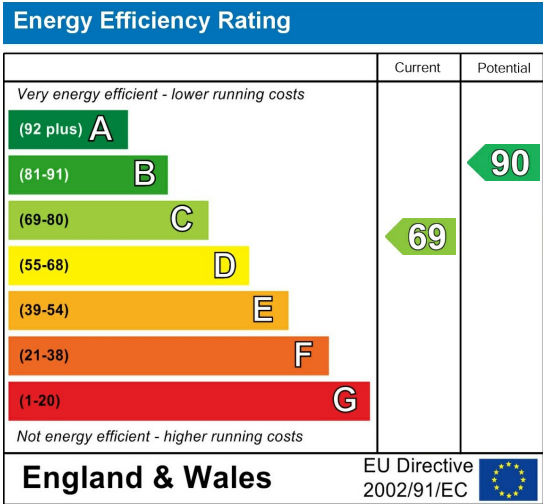
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Two bedroom house located close to the City Centre and within walking distance of the University, Train Station and Bus Station, this house is ideally located for all local amenities.

The property comprises of two double rooms, a modern fully fitted kitchen with lounge, and shower room

Parking is available on street. Gas central heating.

Rent: £300 per week for the whole property

Bedrooms: 2

Deposit: £200 per person

Whole property

This listing is for a single tenancy of the full 2 bedroom property at the rent stated above.

The deposit payable on the first day of your tenancy is just ****£200.00**** per person 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

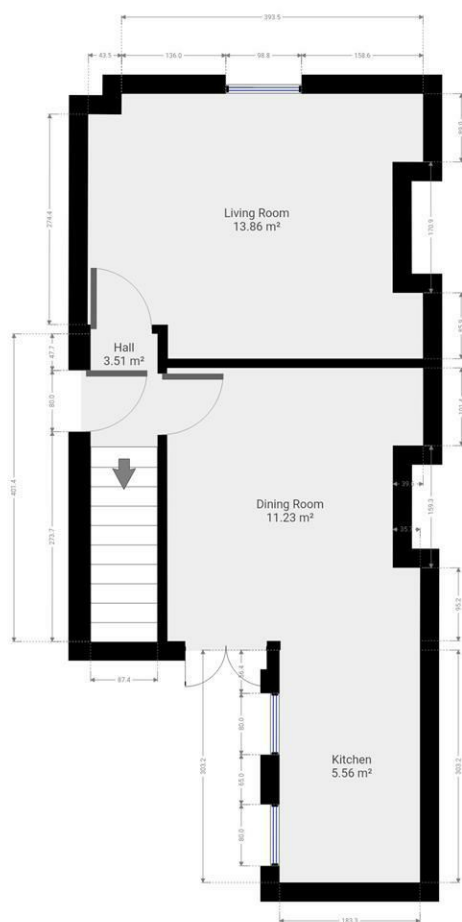
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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.





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.



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