

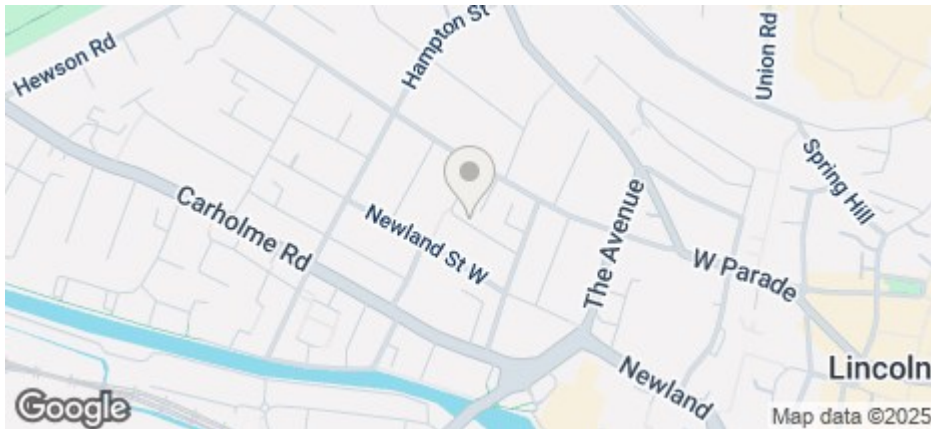


£756 Per Month

COUNCIL TAX BAND: A



35 St. Faiths Street, Lincoln, LN1 1QJ



- En-suite bedrooms
- Price displayed is per person based on 2 tenants renting the property
- Spacious living room
- Built-in storage space
- Council Tax Band A
- Great West End location
- Up to 2 parking permits available (fees apply)
- Separate kitchen / diner
- Short walk to University of Lincoln and the City Centre
- Available for 25/26

Rights & restrictions

The land has the benefit of but is subject to the following rights contained in a Transfer of the land in this title and other land dated 31 August 1984 made between (1) Pelham Construction Limited and (2) Michael Joseph Sedgewick:-

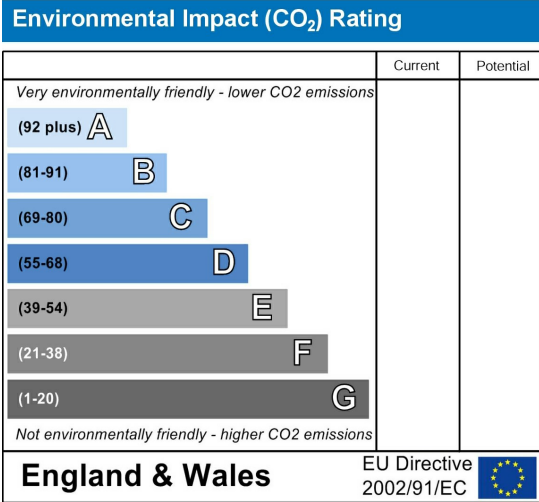
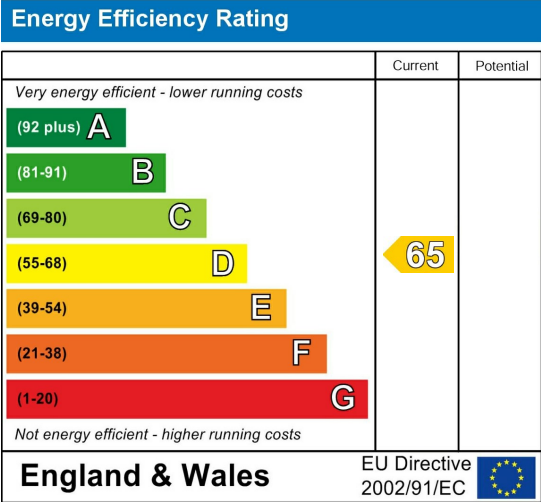
"The property hereby transferred is sold together with and subject to all rights and privileges if any of a continuous nature now and hitherto used and enjoyed or suffered in connection with the property hereby transferred and which had the property hereby transferred with the adjoining properties now or formerly of the Transferor and particularly Number 37 St. Faith's Street Lincolnshire and belonged to different owners would have been easements quasi easements or privileges in the nature of easements and such rights and privileges shall continue to be so used in common by the owners and occupiers of the respective properties aforesaid such owners and occupiers paying their their proportion according to use of the cost of repairing and maintaining the surface of such common user"

"Any matters and things now or intendedd to be used and enjoyed in common by the Transferee and his successors in title and the Transferor and its successors in title in respect of any retained land shall continue to be so used and enjoyed and shall be repaired and maintained at the fair and proportionate expense of the parties entitled to use the same and any wall erected which separates any of the property hereby transferred and any adjoining property now or formerly of the Transferor shall be party walls and shall be repaired and maintained 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>



Two bedroom mid-terrace in the West End, just a short walk to the University and City Centre.

Excellent West End location. Very close to Lincoln University with two en-suite bedrooms and a modern fitted kitchen with lounge.

Up to 2 parking permits available through City of Lincoln Council permit scheme for a fee. Gas central heating.

The deposit payable on the first day of your tenancy is just ****£200.00**** per person along with the first month's rent.

The property comes FURNISHED and INCLUDES ALL UTILITIES - Gas, Water, Electricity, TV licence, Council Tax and Broadband.

Don't miss out on this great property! Contact our friendly team at Cloud today to arrange your viewing or book your viewing slot online at a time convenient for you!

- Text – 07908 528042
- Call - 01522 802020
- Email - info@cloudlettings.co.uk

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.

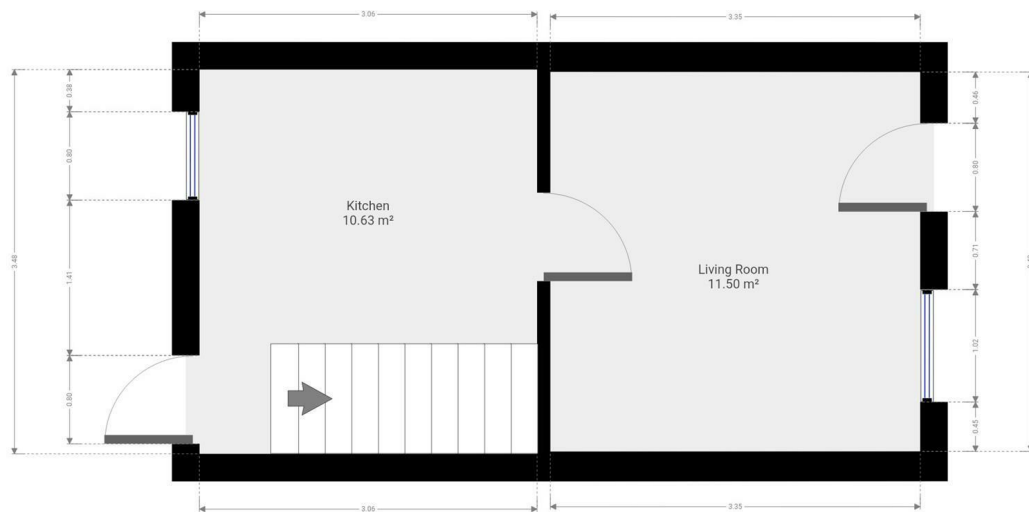
For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about>

Any information collected from you will be processed in accordance with the

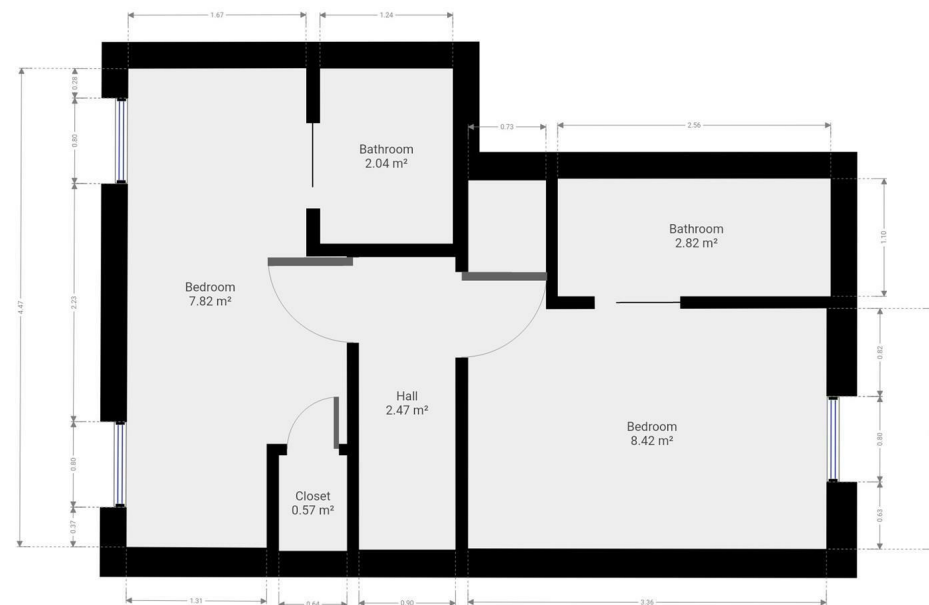
General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:

<http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

The property is subject to known rights & restrictions, please see brochure 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.



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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