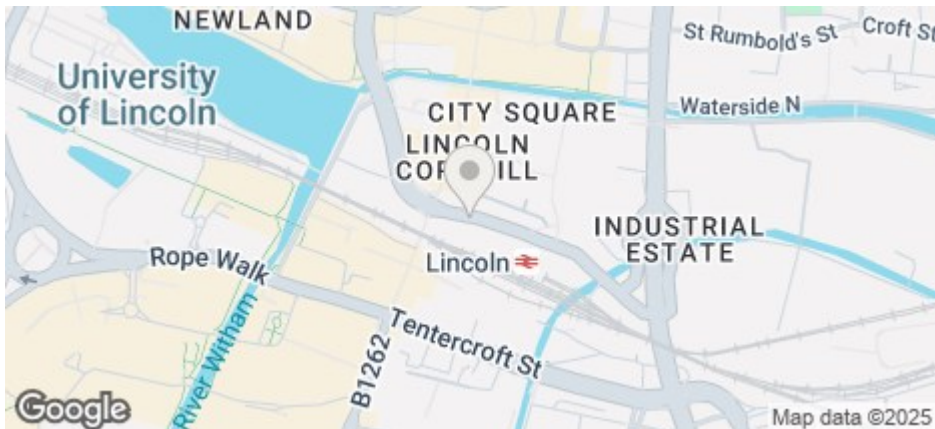




3A St. Marys Street, Lincoln, Lincs, LN5 7EQ

£275 Per Week

COUNCIL TAX BAND: A



- Modern Open Plan Living Area
- Separated Over Two Floors
- Cosy Window Seating Area
- View the Virtual Tour
- Council Tax Band A

- Stylish Accommodation with washer dryer & dishwasher
- Opposite Train Station
- No parking included
- Price displayed is based on 1 or 2 tenants renting the property
- Available for 25/26

Planning permissions in locality

No: 2023/0852/FUL - 1 St Marys Street

No: 2023/0599/ADV - 12 - 14 St Marys Street Lincoln

No: 2023/0022/FUL - 15 - 16 St Marys Street Lincoln

No: 2023/0884/RD, 2023/0274/RD, 2022/1043/FUL - 17-19 St Marys Street Lincoln

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>

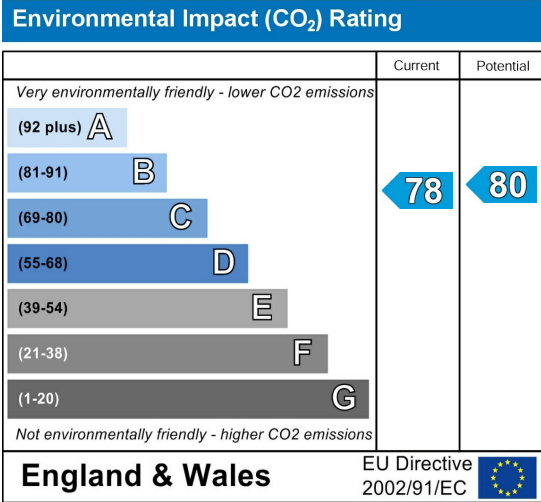
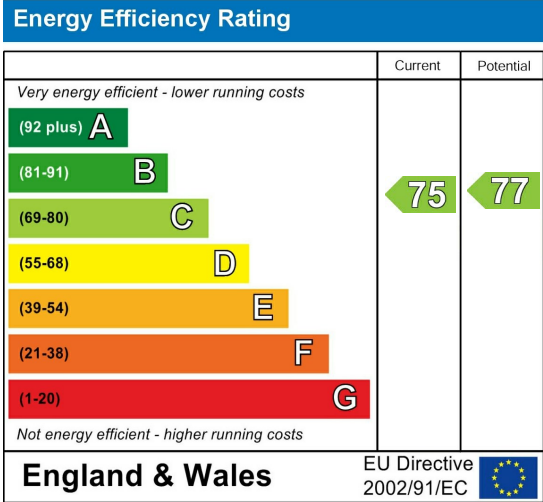
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



The apartment is located in the vibrant Cornhill area with its variety of bars, restaurants and transport hub all within close distance, as well as Lincoln University, the City Centre and historic Cathedral Quarter! No parking included.

The apartment has a modern and stylish finish.

Plenty of stunning features and a spacious feeling to the accommodation spread over two floors.

Gas central heating via communal heating system. Heating can be controlled via an individual thermostat for the apartment.

Price displayed is the total rent for the property per week, based on 1 or 2 tenants renting

The deposit payable on the first day of your tenancy is just ****£400**** along with the first four weeks rent, after this the rent can be paid in instalments that coincide with your student loan.

The property comes furnished and includes utilities - Water, Electricity, TV license and Broadband. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement. Council Tax is not included.

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

Call - 01522 802020

email - info@cloudlettings.co.uk

WhatsApp - 07908 557770

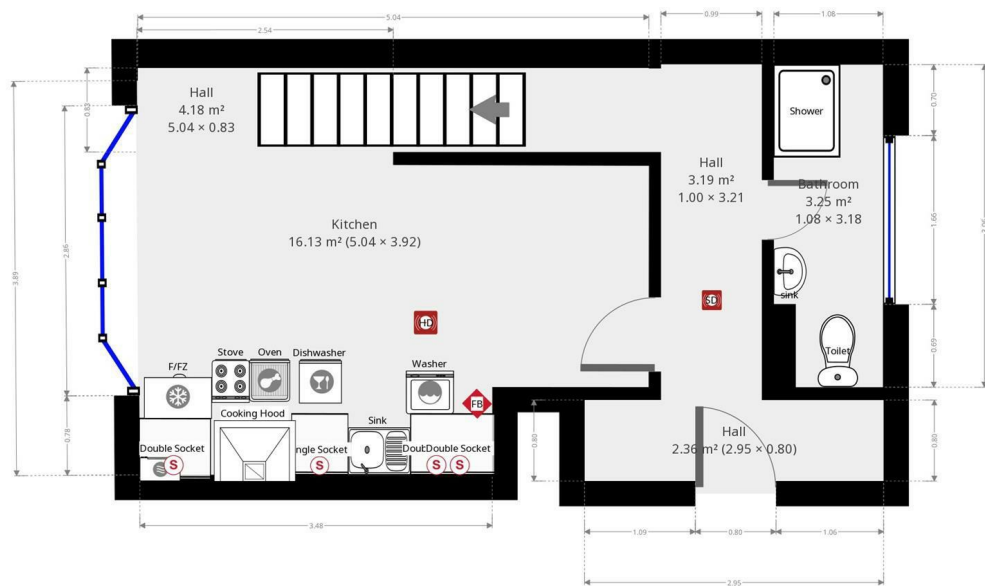
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme.

Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

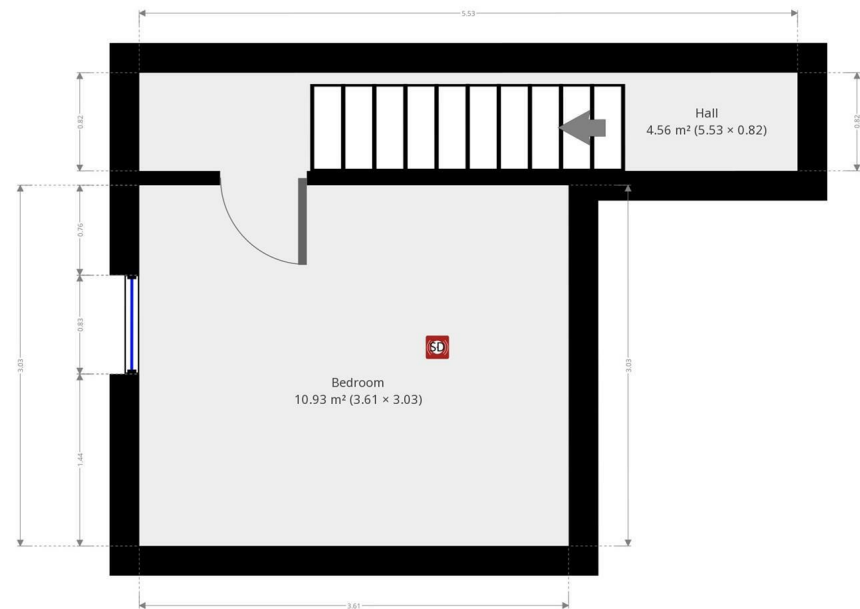
For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

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.



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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