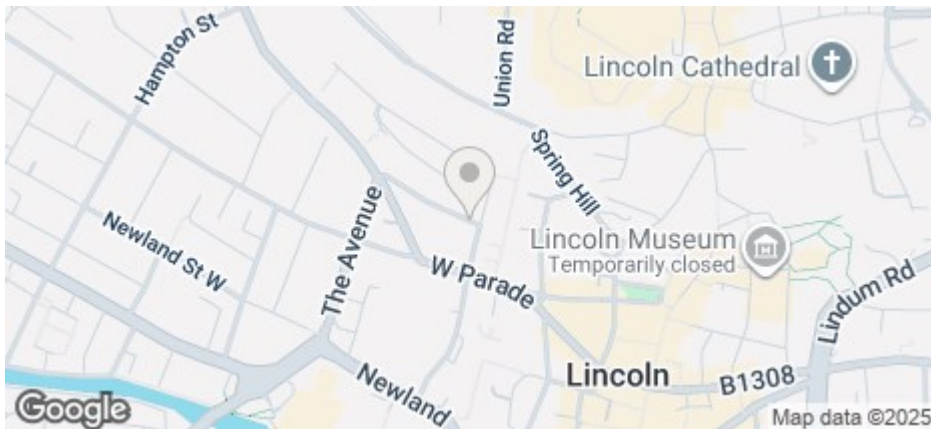




23 Victoria Terrace, Lincoln, Lincs, LN1 1HZ

£155 Per Week

COUNCIL TAX BAND: A



- Two double rooms
- Great West End location
- Rear patio garden
- Price displayed is per person based on 2 tenants renting the property
- Available for 26/27
- Contemporary kitchen with breakfast bar
- TV in lounge
- Modern furnishings
- Council Tax Band A

Rights & restrictions

TOGETHER with (i) the right (jointly and in common with the Vendor and other the owners and occupiers from time to time of the adjoining properties on the East and West) to use the passage lying between numbers 19 and 21 Victoria Terrace and the pathway belonging to number 21 Victoria Terrace leading from such passage to and from the rear of the property hereby conveyed (ii) the right (jointly and in common as aforesaid) to use the drainage pipes lying under the said passage and pathway and connecting with the sewer in Victoria Terrace (iii) the benefit of and subject to the continuance hereafter as legal easements of all privileges and quasi easements of a continous nature heretofore continuously used and enjoyed by and between the property hereby conveyed and the adjoining property on the West and which had the said properties respectively belonged to different owners would have been legal easements.

(i) that the walls dividing the dwellinghouse and outbuildings hereby conveyed from the adjoining dwellinghouse and outbuildings on the West side thereof are party walls repairable and maintainable as such (ii) that the fence dividing the garden hereby conveyed from the adjoining garden on the West side thereof belongs to the property hereby conveyed. (iii) that the expenses of repairing and maintaining the said passage pathways drains and all other subjects of common user hereinbefore referred to are to be borne and paid in fair and proportionate shares by the owners from time to time of the properties respectively entitled to use the same respectively.

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>

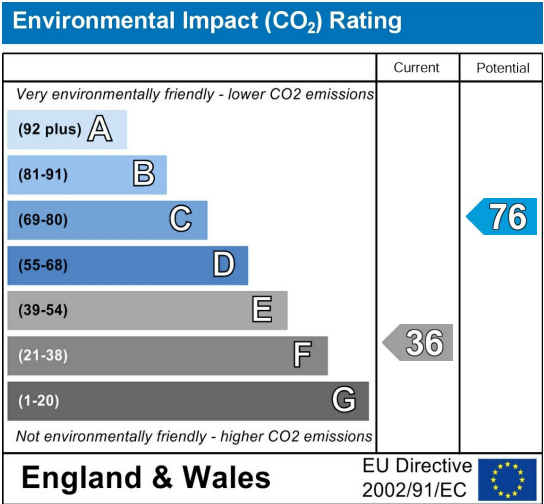
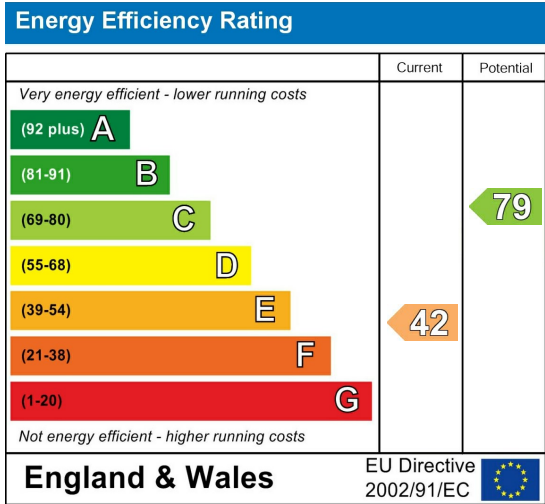
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Excellent West End location! Very close to Lincoln University. The property comprises of two double rooms, a modern fully fitted kitchen with lounge, and bathroom.

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

Gas central heating. No tenant access to basement.

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

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.

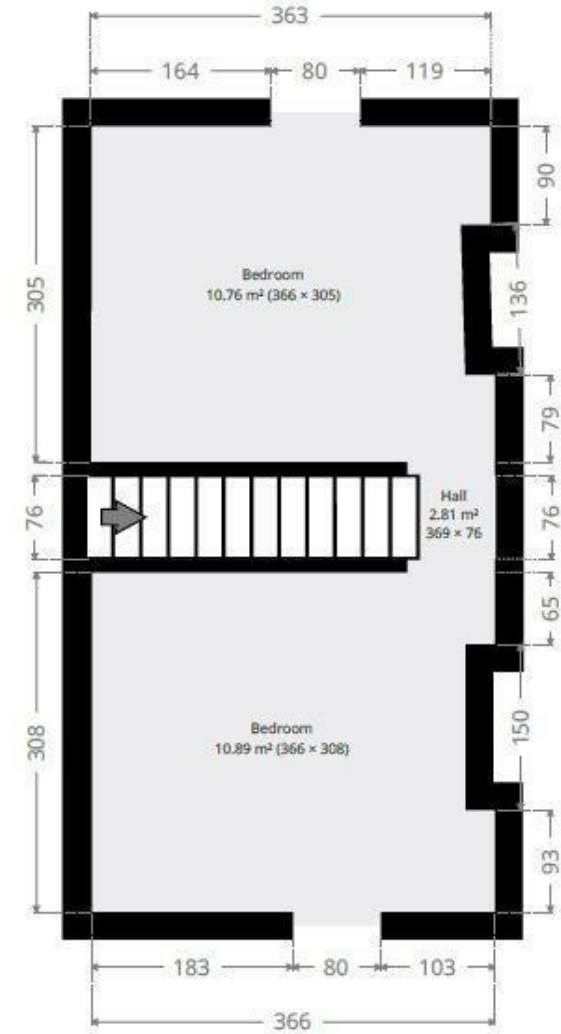
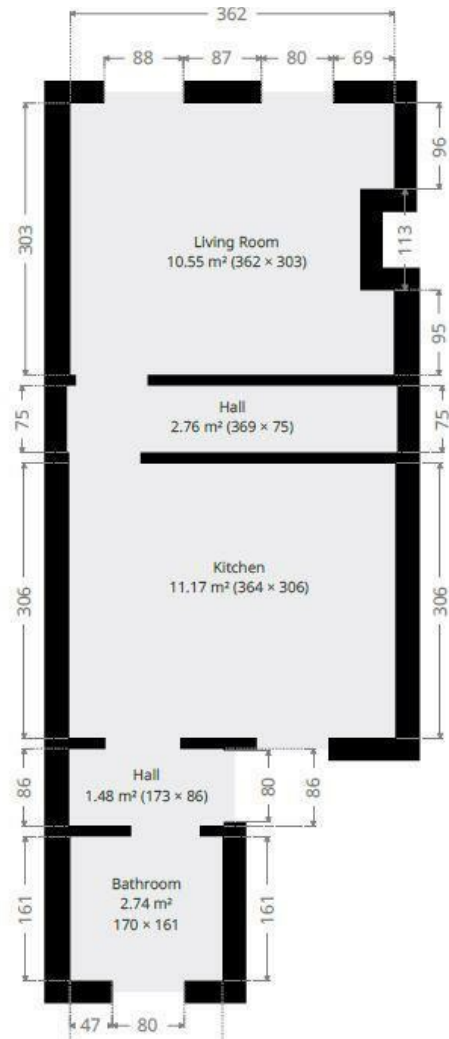
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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.





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