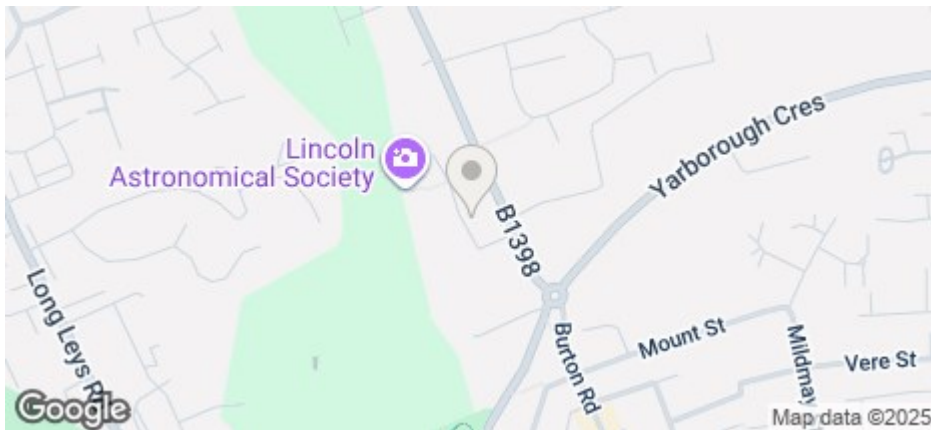




32 Westcliffe Street ROOM, Lincoln, Lincs, LN1 3TZ

£112 Per Week

COUNCIL TAX BAND: A



- One bedroom available, Three bedroom house share
- Bathroom with shower over bath
- Modern kitchen
- Washer dryer included
- Council Tax Band A
- Homely accommodation
- On-street parking
- Virgin Media Internet
- Price displayed is per person based on 3 tenants renting the property
- Available for 25/26

Rights & restrictions

TOGETHER with a common right of drainage through the 8 adjoining messuages on the South into Caenby Street aforesaid subject nevertheless to a common right of drainage through the yards of the two messuages thereby conveyed for the two adjoining messuages on the North side thereof the owners for the time being of the whole of the messuages and premises respectively enjoying such rights paying a fair and just proportion of the expenses of maintaining and keeping the line of drainage pipes in repair DECLARED that the dividing walls of the messuages and buildings on the North South and East sides thereof were party walls and should at all times thereafter be used enjoyed and repaired accordingly and that the Northern garden wall should belong to the said J.M. Harrison and the Southern garden wall should belong to the said F.M. Harrison.

"TOGETHER WITH a right of way at all times over the Western part of the passage between numbers 32 and 34 Westcliffe Street aforesaid but SUBJECT TO a similar right for the owner or owners occupier or occupiers for the time being of number 34 Westcliffe Street aforesaid over the Eastern half of the said passage SUBJECT ALSO TO a common right of drainage through the yard of the premises hereby conveyed for the owner or owners for the time being of number 34 Westcliffe Street paying a fair proportion of the expense of maintaining and keeping the line of drainage pipes in repair"

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>

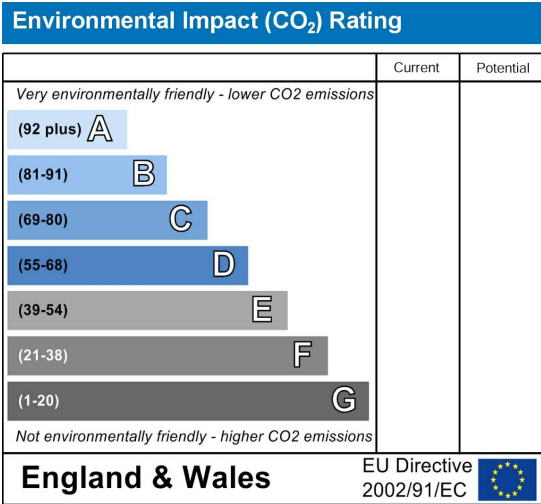
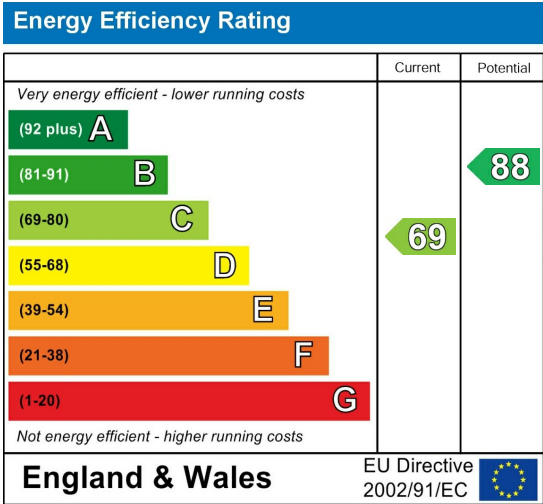
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



One room available

The property briefly comprises of spacious Lounge leading to modern kitchen, bathroom with shower over bath, and three good sized bedrooms and study. parking is available on street. Gas central heating.

Price displayed is as per person per week

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 total rent due for the property will increase by £28.09 per week for any non-students (rental shares can be apportioned per tenant, meaning one or more tenants can contribute to this).

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 property comes furnished and includes utilities and associated building running costs. Utilities are subject to a fair usage policy as detailed in the attached brochure and the Tenancy Agreement.

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!

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.

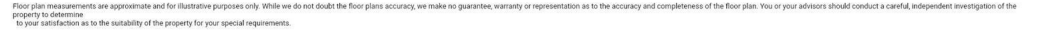
Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

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.

The property is affected by known rights or restrictions; open the brochure for further details.



Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m