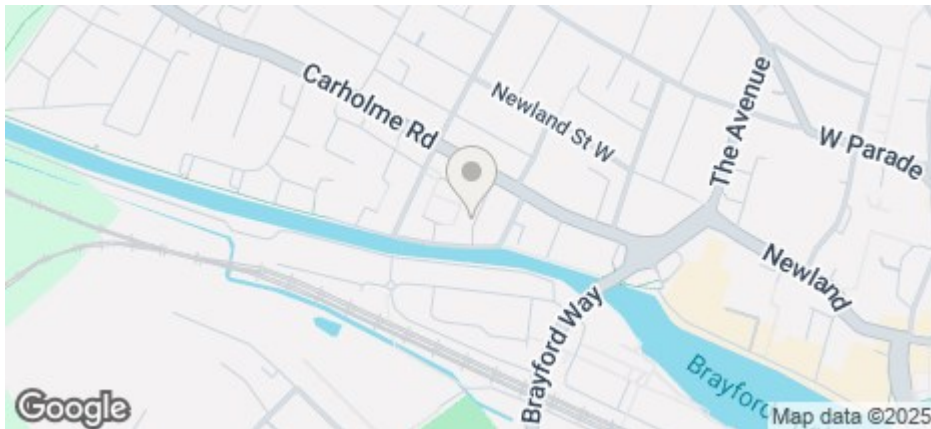




20 Westfield Street, Lincoln, Lincs, LN1 1TB

£147 Per Week

COUNCIL TAX BAND: A



- Two bedrooms
- West End Location
- Deposit Only £200pp!
- Spacious accommodation
- Council Tax Band A
- Shared Bathroom
- Dishwasher & tumble dryer included
- Permit parking available
- Short walk to City Centre
- Available for 25/26

Rights & restrictions

TOGETHER WITH full and free rights (in common with the Vendor or others the owners or occupiers for the time being of the dwellinghouses numbered 14, 16, 18, 22, 24 and 26 Westfield Street, aforesaid and all others deriving title under him or them) of footway at all times and for all purposes along the pathway coloured yellow on the said plan BUT RESERVING NEVERTHELESS unto the Vendor and his successors in Title and his or their Tenants Servants Agents or others full and free rights of footway at all times and for all purposes over and along such portion of the said property hereby conveyed as is coloured green on the said plan AND SUBJECT NEVERTHELESS TO and with the benefit of all rights of drainage and sewerage and particularly subject to all rights of drainage and sewerage for the owner or owners for the time being of the premises Numbered 26, 24 and 22 Westfield Street, aforesaid over and through the property hereby conveyed

"IT IS HEREBY AGREED AND DECLARED that the Walls and fences separating the premises hereby conveyed from the adjoining hereditaments to the south being numbered 22 Westfield Street aforesaid and from the adjoining hereditaments to the North being Numbered 18 Westfield Street aforesaid are mesne and party walls within the meaning of Section 38 of the Law of Property Act 1925 and shall be used maintained repaired and enjoyed accordingly and also all drains sewers spouts fallpipes gutters chimney stacks and eaves now used in common with adjoining hereditaments and premises are agreed to be party drains sewers spouts fallpipes gutters chimney stacks and eaves within the meaning of the said Section and shall continue to be used maintained enjoyed and repaired 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>

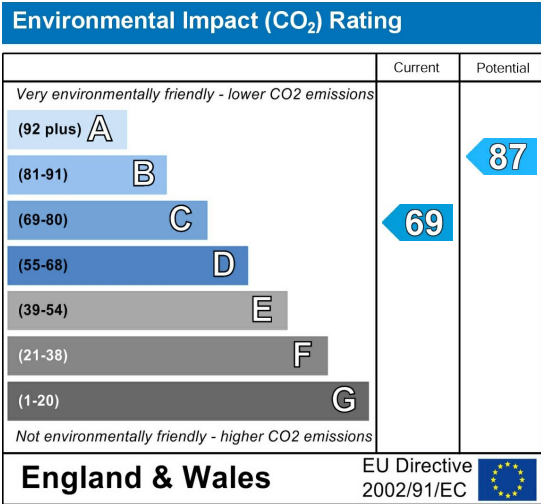
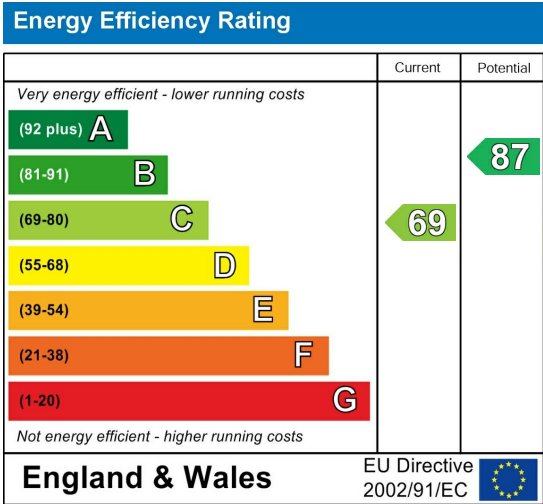
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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.



Spacious two bedroom property in the West End, just a short walk to the University and City Centre.

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

Gas central heating.

Price displayed is 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 £21.74 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.

Registered with the City of Lincoln Trusted Landlord Scheme, the property comes furnished and includes utilities - Gas, Water, Electricity, TV licence and Broadband. 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 today to arrange your viewing or book a slot online for a time convenient to you!

Terms and conditions apply. Contact the office for more information.

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>

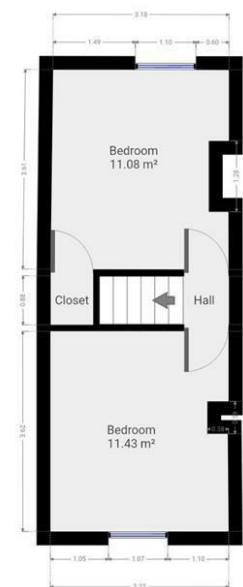
Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here:

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

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



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