



£235 Per Week

COUNCIL TAX BAND: A



## Flat 3 340 - 341A High Street, Colbeck Chambers, Lincoln, Lincs, LN5 7DQ



- In the heart of the City Centre
- 5 minute walk to the University
- Open Plan Kitchen/Living Room with washer dryer
- 1st Floor Apartment
- Council Tax Band A
- Wall mounted TV in the lounge
- No parking included
- Close to the transport hub
- Price displayed is per person based on 1 or 2 tenants renting the property
- Available for 26/27

Planning has been agreed by City of Lincoln Council for four new apartments to be constructed in the existing outbuilding and rear of the residential unit. Building work is due to commence in 2024.

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>

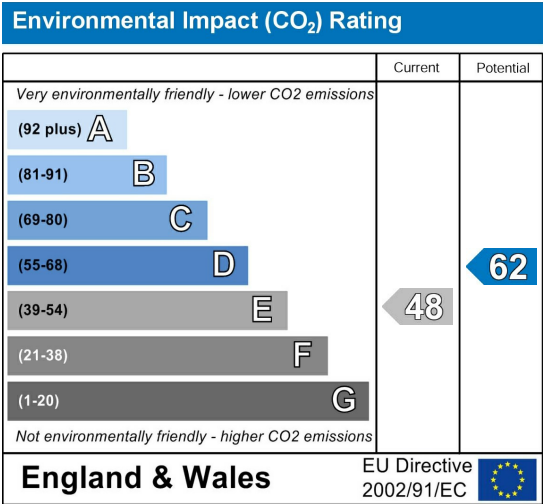
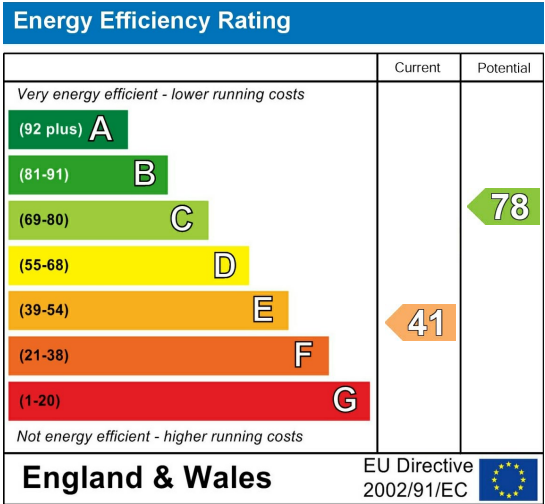
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



| 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 bedroom first floor apartment, located on the High Street, close to the High Street shops and restaurants. Within walking distance of the City Centre and University of Lincoln.

Electric heating. No parking included.

\*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.

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!

See downloadable brochure for more details.

Call - 01522 802020

email - [info@cloudlettings.co.uk](mailto:info@cloudlettings.co.uk)

WhatsApp - 07908 557770

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.

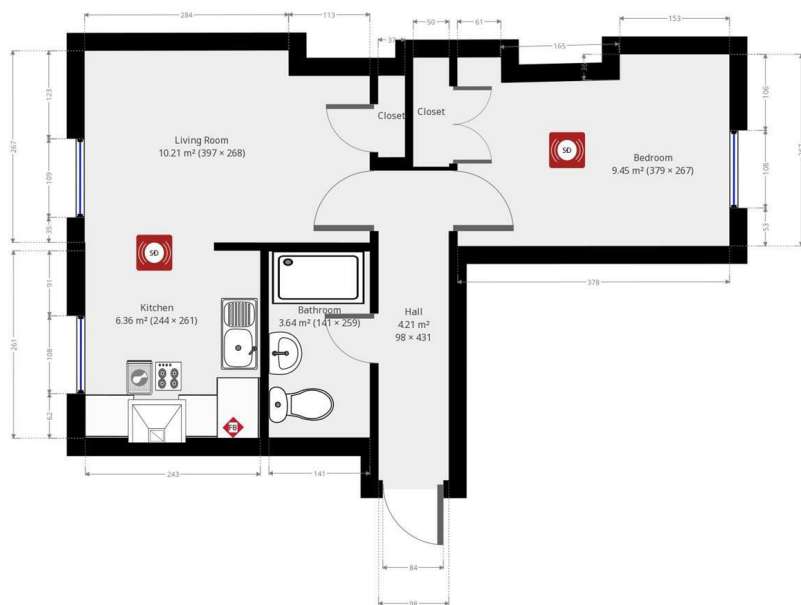
Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

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

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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