



King & Co.

7 ARBORETUM AVENUE,  
LINCOLN, LN2 5JE  
£925 PCM DEPOSIT £1,065







- ~ Available from: 20th April 2024
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D57

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>



The property is entered through a shared side passageway with front door leading to;

#### **ENTRANCE HALL**

With fitted carpet, radiator and understairs cupboard

#### **LOUNGE**

12' 4" x 12' 6" (3.76m x 3.82m) With bay window to front elevation, fitted carpet, radiator and window blinds



### **DINING ROOM**

11' 11" x 12' 3" (3.64m x 3.74m) With wooden flooring, radiator, shelving and opening to;

### **KITCHEN**

11' 10" x 6' 4" (3.61m x 1.94m) With 1.5 bowl stainless steel sink and drainer unit with mixer taps, range cooker, dishwasher, shelving, extractor unit and fridge freezer

### **BATHROOM**

With white three piece suite comprising: pedestal wash hand basin, W.C., bath with mixer shower over.



### **BEDROOM 1**

11' 11" x 12' 3" (3.65m x 3.75m) With fitted carpet, radiator and window to rear elevation

### **BEDROOM 2**

12' 5" x 8' 0" (3.8m x 2.45m) With fitted carpet, radiator and window to rear elevation

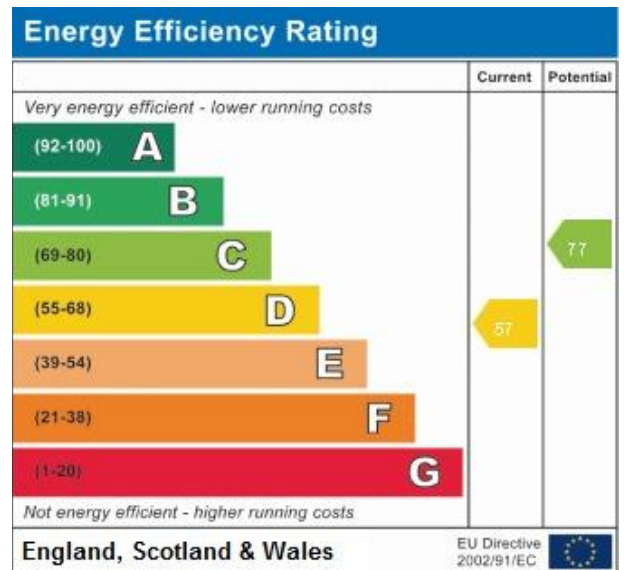
### **BEDROOM 3**

12' 1" x 7' 6" (3.7m x 2.3m) With fitted carpet, radiator and window to front elevation

### **OUTSIDE**

Having brick shed with plumbing for an automatic washing machine and tumble dryer







At King & Co, we strive to ensure all our fees are transparent and we proudly publish them openly so there are no hidden charges or surprises. All charges shown below, again to aid transparency, are inclusive of VAT.

### **Before you move in**

A formal application with supplementary documentation will be required for all rental properties. The first month's rent and deposit of 5 weeks rent are due in full upon or prior to signing the tenancy agreement. This payment must be by cash or online payment; however, the funds must be in our account for keys to be released.

### **During your tenancy**

As well as paying the rent, you may also be required to make the following permitted payments.

### **Permitted Payments**

Payment of £50 inc VAT if you want to change the signed tenancy agreement – examples of this are permission for an additional person to occupy the property, permission for a pet in the property, decoration.

The payment for a new key / security device to the property. A charge of £15 per hour may be charged in exceptional circumstances.

Payment of any unpaid rent or any other reasonable costs associated with your early termination of the tenancy such as the landlords reletting costs (costs are displayed on our website).

During the Tenancy (payable to the provider) if permitted and applicable

- Utilities – Gas, Electricity, Water, Oil, Green Deal Payments
- Communications – Telephone and Broadband
  - Installation of cable/satellite
- Subscription to cable/satellite supplier
  - Television License
  - Council Tax

### **Other Permitted Payments**

Any other permitted payments, not included above, under the relevant legislation scheme including contractual damages – examples of which include the payment to a contractor if you fail to attend a confirmed appointment, damages caused to the property due to the negligence of the tenancy for such items as blocked drains (eg. nappies flushed down the w.c). Rental payments overdue by more than 14 days will be subject to interest at the rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.

### **Tenant Protection**

King & Co is a member of Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

### **Notes to potential tenants**

The tenancy is for a period of a minimum of six months unless otherwise previously agreed with the Agent/Landlord. Tenants must be aged 21 years or over.



Client money protection for landlords and tenants

This is to certify that

KING AND CO. (LINCOLN) LTD

is a member of Client Money Protect

Membership no: CMP005217  
Date of issue: 21/05/2023  
Expiry date: 20/06/2024

  
Eddie Hooker  
Client Money Protect

