



King & Co.

THE WARREN, LANGWORTHGATE,
LINCOLN, LN2 4AD
£1,100 PCM DEPOSIT £1,265





- ~ Available from: 18th October 2024
- ~ Council Tax Band: B
- ~ Fully furnished
- ~ Minimum 6-month tenancy
- ~ Construction: Solid brick and cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D65

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

This beautifully presented, three bedroomed character property is fully furnished and benefits from a low maintenance garden. It is conveniently located in the uphill area of the city, with access to all the local amenities and transport links.



ENTRANCE HALL

With under stairs storage cupboard

KITCHEN

12' 1" x 12' 5" (3.7m x 3.79m) max With a range of base and wall units, built in fridge freezer, oven and microwave built in to wall units, wooden work surfaces, four ring electric hob inset to work surface with extractor fan above, stainless steel sink and drainer unit, built in dish washer, built in washing machine, cupboard housing Ideal combi boiler and radiator.

Also with dining table and chairs, patio doors to rear garden and stairs down to bedroom three.



LOUNGE

10' 5" x 15' 8" (3.19m x 4.8m) max With 2-seater sofa, armchair, nest of three tables, wood burning fire, fitted carpet, radiator and two windows to front elevation

Stairs to first floor landing

BEDROOM TWO

12' 4" x 9' 8" (3.78m x 2.95m) With fitted wardrobes with mirrored doors and clothes rail, bedside tables, double bed, window to rear elevation, fitted carpet and radiator

EN-SUITE

With low suite WC, hand was basin, extractor fan, tiled flooring and shower cubicle

BEDROOM ONE

14' 1" x 10' 9" (4.3m x 3.29m) max With double bed, bedside tables, clothes rails, armchair, fitted carpet, radiator and window to front elevation.

ENSUITE

Having panelled bath with shower over, low suite WC, hand wash basin, extractor fan, window to front elevation, tiled floor and radiator

BEDROOM THREE

10' 5" x 14' 6" (3.18m x 4.43m) With fold out bed, three built in cupboards one of which houses meters and consumer unit, fitted carpet, window to front elevation and radiator

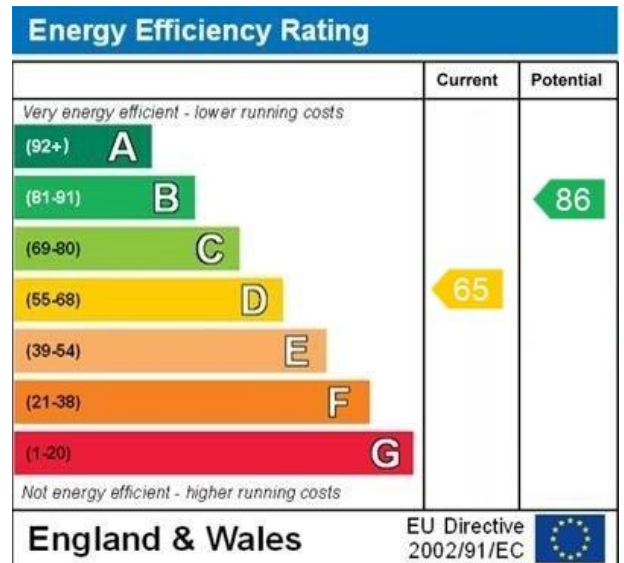
ENSUITE

With low suite WC, pedestal wash basin, extractor fan, tiled flooring and radiator

GARDEN

Being part gravelled and part artificial grass with mature trees, small shed, and set of table and chairs





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: 21/06/2024
Expiry date: 20/06/2025


Eddie Hooker
Client Money Protect

