



King & Co.

FLAT 4, 262 WEST PARADE,  
LINCOLN, LN1 1LY  
£725 PCM DEPOSIT £835





- ~ Available from: 13th May 2024
- ~ Council Tax Band: A
- ~ Furnished
- ~ Minimum 12-month tenancy
- ~ Construction: Solid brick with internal insulation
- ~ Main heating: Electric heating
- ~ Utilities: Mains electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C80

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

### KITCHEN/DINER/LOUNGE

11' 10" x 10' 5" (3.63m x 3.19m) Having windows to side elevation, range of base and wall units, integral oven, four ring hob with extractor fan over, electric heater, integral washing machine, integral fridge and laminate flooring.

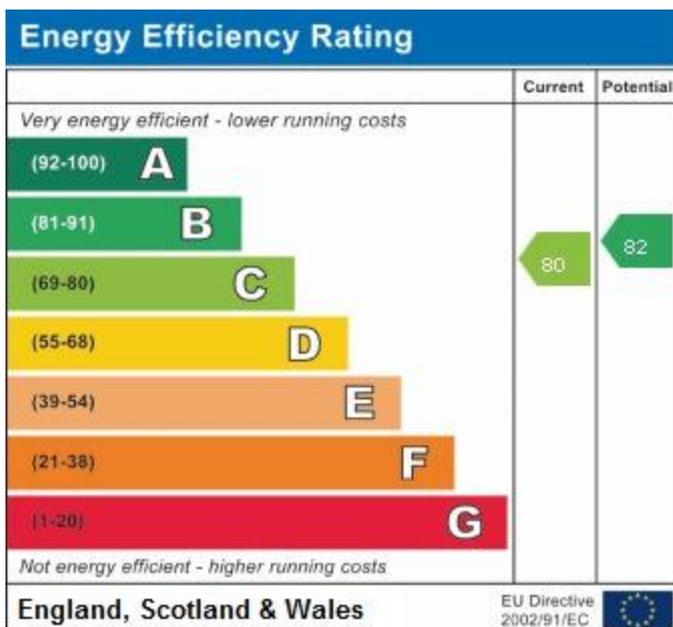
Also having two-seater sofa, small dining table and chairs and incorporating a storage cupboard.

### BEDROOM

9' 10" x 9' 7" (3.00m x 2.94m) With window to side elevation, electric heater, bed, bedside cabinets and fitted carpet

### BATHROOM

6' 2" x 4' 10" (1.90m x 1.48m) With shower cubicle, vanity basin with cupboards below, WC, shelves to the wall and laminate flooring



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.



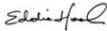
Client money protection for landlords and tenants

This is to certify that

KING AND CO. (LINCOLN) LTD

is a member of Client Money Protect

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



Eddie Hooker  
Client Money Protect

