



King & Co.

1C PENNELL STREET, LINCOLN, LN5 7TD  
£625 PCM





- ~ Available from: 10th May 2024
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C69

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



The property is entered from the front door leading into;

**OPEN PLAN LIVING KITCHEN**

20' 11" x 9' 6" (6.4m x 2.9m)

**LOUNGE**

With window to front elevation, laminate floor, radiator and stairs leading to the first floor.



### **KITCHEN**

With range of base units, stainless steel sink and drainer unit with mixer taps, 4 ring hob with Hotpoint oven below. Also having tile effect flooring, larder unit, Ideal Logic boiler and rear/side door leading out onto shared entrance passageway.

### **FIRST FLOOR LANDING**

With fitted carpet

### **BEDROOM ONE**

10' 5" x 8' 2" (3.18m x 2.5m) With window to front elevation, built in mirror fronted wardrobes, radiator and fitted carpet

### **BEDROOM TWO**

9' 6" x 5' 10" (2.9m x 1.8m) With window to rear elevation, built in cupboard, fitted carpet and radiator.

### **SHOWER ROOM**

With walk in shower, low slung WC, pedestal hand wash basin, vinolay flooring and radiator.

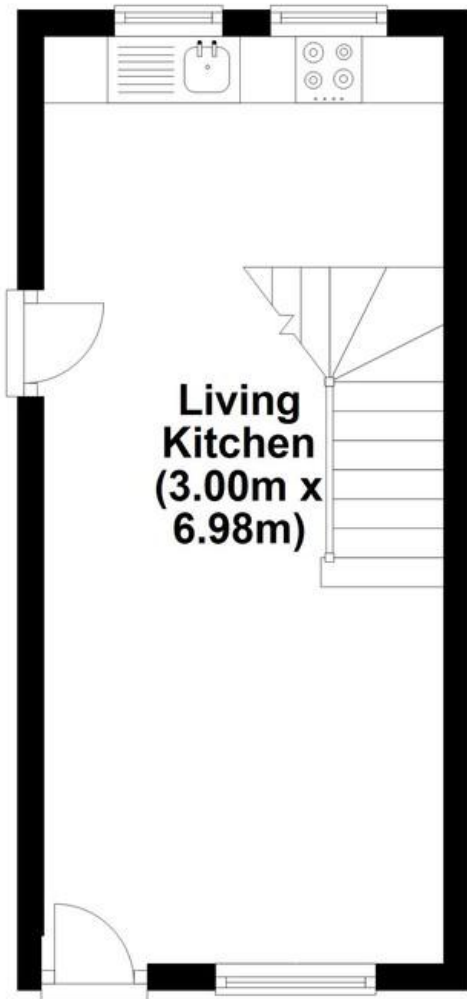
### **OUTSIDE**

The property is accessed just off the High Street and has off street parking in front, big enough for one car.

To the rear of the property is a small patio garden area accessed from, either the rear door, or the shared entrance passageway.



## Ground Floor




## First Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	88	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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:	21/09/2023
Expiry date:	20/06/2024



**Eddie Hooker**  
Client Money Protect

