



King & Co.

1 COLLEGE COURT , COLLEGE CLOSE,
LINCOLN, LN1 3AQ
£900 PCM DEPOSIT £1,035





- ~ Available from: 3rd February 2025
- ~ Council Tax Band: A
- ~ Part furnished
- ~ Minimum 6-month tenancy
- ~ Construction: Timber Frame
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C78

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

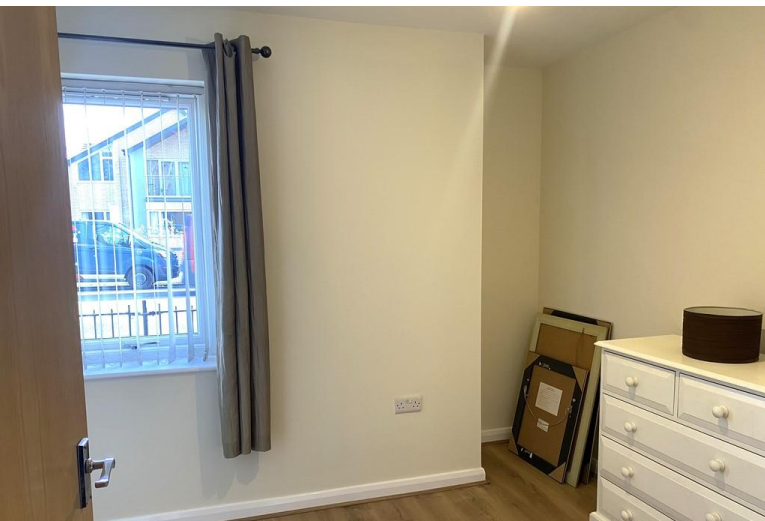
Entered via the communal corridor, with intercom, central heating thermostat, and laminate flooring.

LOUNGE

10' 10" x 10' 0" (3.31m x 3.07m) With two windows to the front and side elevations, radiator, and laminate flooring. Also with sofa, armchair, wooden unit, chest of drawers and nest of table. Open to:

KITCHEN AREA

12' 7" x 11' 4" (3.86m x 3.46m) max With a range of wall and base units, built in washing machine, four ring electric hob with extractor fan over, built in oven and microwave, fridge freezer, stainless steel sink and drainer. Also with wall mounted combi boiler, window to the side elevation, radiator, laminate flooring and breakfast table and chairs.



SHOWER ROOM

8' 6" x 5' 8" (2.6m x 1.75m) max With vanity wash hand basin, WC, mixer shower cubicle, wall mounted towel rail, mirror, radiator and extractor fan. Also with appropriate wall tiling and tiled floor.

BEDROOM

8' 0" x 10' 0" (2.45m x 3.07m) max With window to the front elevation, radiator, chest of drawers and laminate flooring.

BEDROOM

8' 11" x 8' 10" (2.73m x 2.7m) With window to the front elevation, radiator, built in sliding door wardrobe, two bedside tables and laminate flooring.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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:	21/06/2024	Eddie Hooker
Expiry date:	20/06/2025	Client Money Protect

