



King & Co.

23 RAVENSMOOR CLOSE,
LINCOLN, LN6 9AZ
£750 PCM DEPOSIT £865





- ~ Available immediately
- ~ Council Tax Band A
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating E50

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



This modern, one bedroom end terraced bungalow is located in the popular area of North Hykeham with access to a range of local amenities. The accommodation briefly comprises: Lounge, Kitchen, bathroom with electric shower over the bath, bedroom and conservatory



ENTRANCE HALL

Accessed via a uPVC door, with central heating thermostat, radiator, and fitted carpet.

LOUNGE/DINER

17' 5" x 16' 7" (5.33m x 5.08m) With two uPVC windows to the front elevation, two radiators and fitted carpet.

KITCHEN

9' 1" x 7' 6" (2.77m x 2.29m) With a range of kitchen units, sink and drainer unit, gas cooker with extractor fan over, plumbing and space for a washing machine and space for a fridge/freezer, and appropriate wall tiling. Also with wall mounted boiler, radiator upvc window to the rear and vinyl flooring.



BEDROOM

10' 0" x 9' 8" (3.05m x 2.95m) With radiator, fitted carpet and upvc patio doors leading to:

CONSERVATORY

16' 2" x 9' 1" (4.93m x 2.77m) With two radiators, wall lights and carpet.

BATHROOM

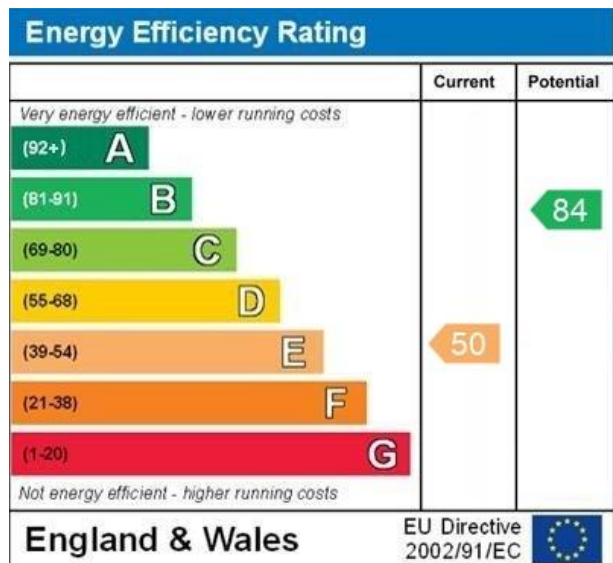
With a bathroom suite including pedestal wash hand basin, low level WC and panelled bath with shower over. Also with radiator, airing cupboard housing the hot water cylinder, upvc window to the side elevation and carpet.



OUTSIDE

To the front and rear of the property there is a low maintenance patio garden, in the rear garden there is a wooden shed and fencing.





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

