



King & Co.

4 HAWTHORN AVENUE,
LINCOLN, LN5 9BH
£825 PCM DEPOSIT £950





- ~ Available from: 28th June 2024
- ~ Council Tax Band: B
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating

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

Double glazed entrance porch with coat hooks and laminate flooring.

ENTRANCE HALL

L-shaped hallway with radiator, shelved meter cupboard, boiler cupboard and fitted carpet.



LOUNGE

17' 0" x 11' 1" (5.2m x 3.39m) With window to the front elevation, radiator and fitted carpet. Double doors lead through to the:

SUNROOM

5' 8" x 20' 6" (1.75m x 6.27m) With windows to the rear garden, radiator, part carpet and part tiled flooring, door to the garden, and opening to the:

KITCHEN

8' 2" x 9' 4" (2.5m x 2.86m) With stainless steel sink and drainer unit in set to work surface with cupboard below.

The work surface continues along the neighbouring wall with four ring electric hob inset with oven below and extractor hood above. Further cupboards above and below and space for washing machine

Opposite is a further work surface with cupboards above and below.

Also with; appropriate wall tiling and tiled flooring.

BEDROOM ONE

9' 11" x 13' 9" (3.04m x 4.2m) With window to the front elevation, two radiators, fitted carpet and giving access to the:

BATHROOM

Having obscured window to the side elevation, panelled bath, vanity wash hand basin, separate shower cubicle, close couple WC, radiator, and appropriate wall tiling.

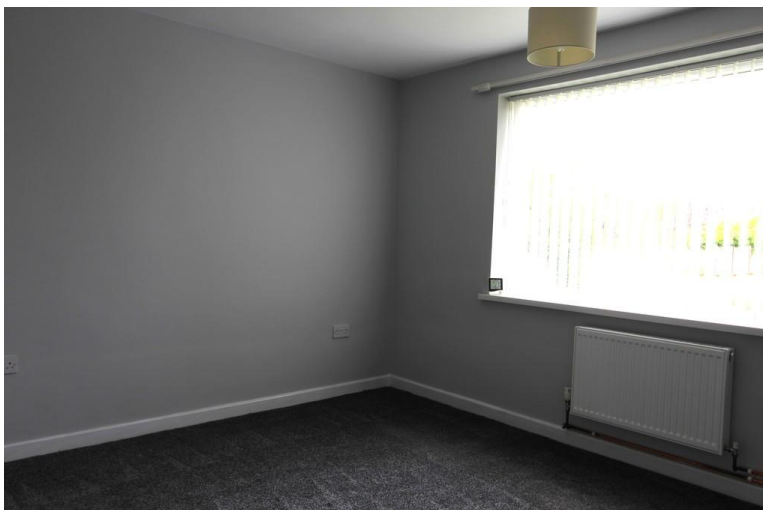
BEDROOM TWO

8' 6" x 13' 1" (2.6m x 4m) With two windows to the side and rear elevations, radiator and fitted carpet.

OUTSIDE

Having driveway extending down one side of the property, providing off-street parking whilst also allowing access to the garage.

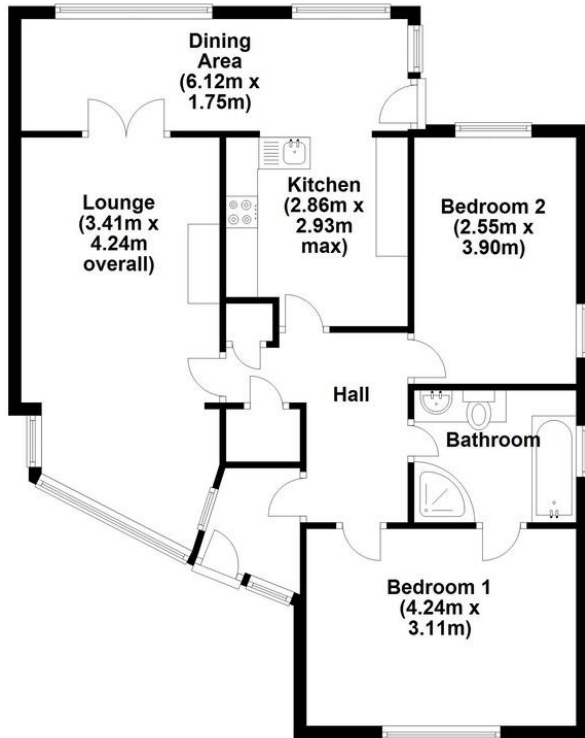
The rear garden is partly to grass with paved patio area to the rear, defined flower beds and having timber fencing to boundaries.





Ground Floor

Approx. 78.9 sq. metres (849.5 sq. feet)



Total area: approx. 78.9 sq. metres (849.5 sq. feet)

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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: 21/09/2023
Expiry date: 20/06/2024


Eddie Hooker
Client Money Protect

