



King & Co.

112 NEWLAND STREET WEST,
LINCOLN, LN1 1PH
£795 PCM DEPOSIT £915



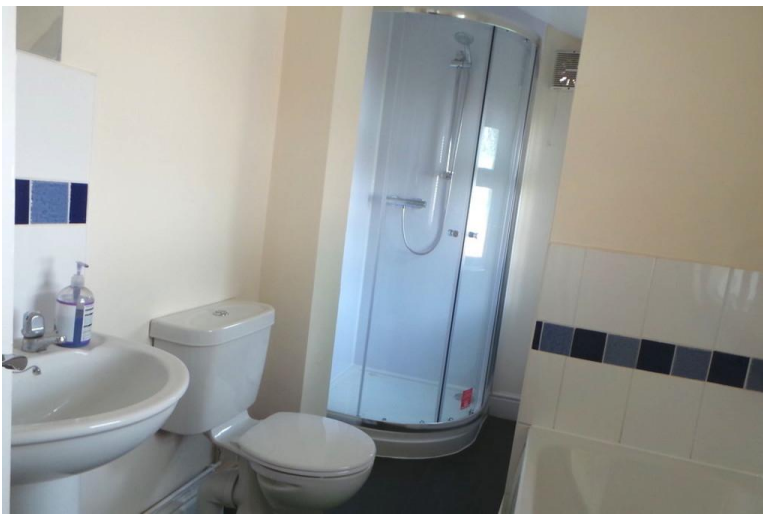


INFORMATION

- ~ Available from: 11th November 2024
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Solid brick
- ~ Utilities: Mains electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D56

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

This two bedroomed end terraced property benefits from two reception rooms and is conveniently located near the West End area of Lincoln City Centre with access to all the local amenities including shops, schooling, medical facilities and excellent transport links.



ENTRANCE HALL

Entered via uPVC front door, with fitted carpet and giving access to:

LOUNGE

12' 0" x 11' 5" max (3.67m x 3.49m max) With window to front elevation, fitted carpet and radiator

DINING ROOM

11' 11" x 11' 5" max (3.65m x 3.49m max) With under stairs cupboard, fitted carpet, radiator, door to rear garden and access to kitchen



KITCHEN

14' 11" x 5' 11" (4.57m x 1.82m) With a range of base and wall units, electric oven, 4 ring gas hob with extractor fan over, stainless steel sink and drainer unit and tiled floor.

BATHROOM

11' 3" x 5' 11" (3.45m x 1.81m) With panelled bath, separate shower cubicle, low suite WC, pedestal hand wash basin, tiled floor and radiator

BEDROOM 1

13' 7" x 12' 1" (4.15m x 3.69m) With 2x fitted cupboards, window to front elevation, fitted carpet and radiator.



BEDROOM 2

12' 0" x 11' 9" (3.66m x 3.60m) With cupboard housing Worcester boiler, window to rear elevation, fitted carpet and radiator.

OUTSIDE

The good sized rear garden benefits from a patio adjacent to the back of the house and a lawned area.

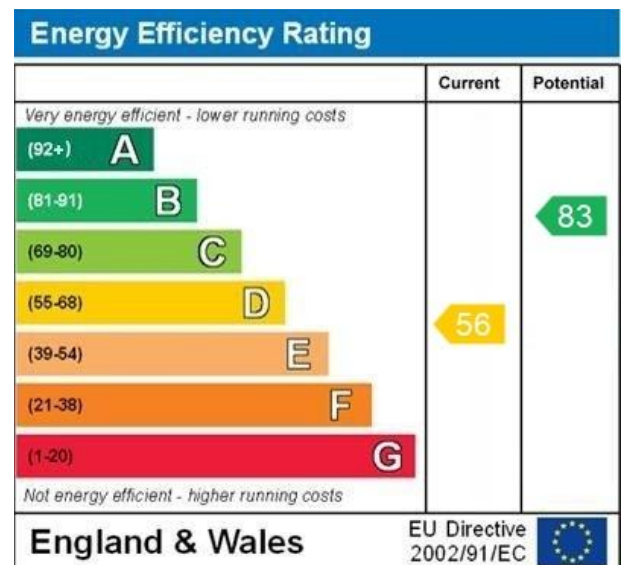
At King & Co, we strive to ensure all our fees are transparent and we proudly publish them openly so there are no hidden charges or surprises. All charges shown below, again to aid transparency, are inclusive of VAT.

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



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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 |  Eddie Hooker Client Money Protect |
| Date of issue: | 21/06/2024 | |
| Expiry date: | 20/06/2025 | |

