



**King & Co.**

TOP FLOOR FLAT, 35B BEAUMONT FEE,  
LINCOLN, LN1 1EZ  
£685 PCM DEPOSIT £790





- ~ Available immediately
- ~ Council Tax Band A
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Solid brick wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C69

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



Entered through the front door on the ground floor, with stairs leading to first floor landing with built in cupboard and fitted carpet.

### LOUNGE

16' 4" x 11' 2" (5m x 3.42m) With feature fireplace with inset electric fire, built in cupboard, window to the front elevation, radiator, and fitted carpet.

### KITCHEN

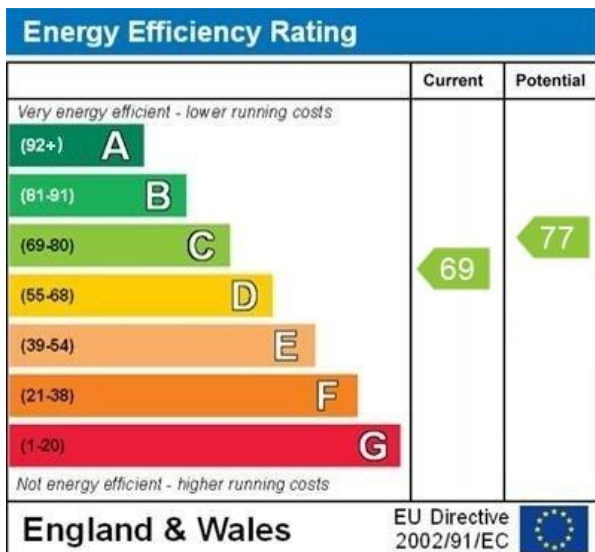
6' 10" x 6' 6" (2.1m x 2m) With a range of fitted wall and base units, electric cooker, stainless steel sink and drainer unit, radiator and laminate flooring. Also with fridge and washing machine for the tenant's use which will not be repaired or replaced.

### BEDROOM

10' 5" x 9' 10" (3.2m x 3m) With inset lighting, window to the side elevation, radiator and fitted carpet. Also with prepayment electric meter.

### ENSUITE SHOWER ROOM

4' 4" x 6' 0" (1.34m x 1.83m) With uPVC window, matching white suite comprising shower cubicle, WC, and wash hand basin, and ladder radiator.



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

