



King & Co.

18 THE CLOISTERS,
LINCOLN, LN2 4AS

£1,200 PCM

DEPOSIT £1,380





- ~ Available from: 31st January 2025
- ~ Council Tax Band: D
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C79

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>
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Situated in an exclusive gated community is this three-bedroom two storey maisonette boasting Cathedral Views from the main bedroom roof terrace. With three bedrooms, en suite, separate bathroom, lounge and well fitted kitchen including integrated appliances.



ENTRANCE HALL

Entered from a covered walkway, with double glazed window to the front elevation, intercom, thermostat, coat cupboard and understairs storage cupboard with programmer for the central heating.

BEDROOM

8' 9" x 10' 2" (2.68m x 3.1m) With double glazed window to the front elevation, radiator and fitted carpet.

BATHROOM

5' 5" x 6' 10" (1.67m x 2.1m) With bath with shower over, pedestal sink, WC, radiator, two wall mounted towel rails, mirror, appropriate wall tiling, and tiled flooring.



BEDROOM

8' 9" x 16' 3" (2.68m x 4.96m) With double glazed window to the rear elevation, radiator and fitted carpet.

LOUNGE AREA

9' 6" x 16' 3" (2.91m x 4.97m) With window to the rear elevation, fold down leaf table, radiator, fitted carpet. Open plan to:

KITCHEN

5' 8" x 10' 0" (1.75m x 3.05m) With a range of modern wall and base units, stainless sink and drainer unit, NEFF oven with four ring gas hob above, extractor fan over, integrated fridge freezer, and dishwasher. Also, with radiator and tiled flooring.

Stairs rise from the hallway to:

MASTER BEDROOM

14' 11" x 16' 11" (4.55m x 5.18m) max With patio doors to the balcony, sloping ceilings, built in fitted wardrobes housing the combi boiler, radiator and fitted carpet.

ENSUITE

3' 2" x 7' 8" (0.97m x 2.34m) Fully tiled throughout and with shower cubicle with sliding door, pedestal wash hand basin, WC, radiator, extractor fan, wall mounted towel rail and mirror.

OUTSIDE

With an allocated parking space within this gated community.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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
Expiry date: 20/06/2025


Eddie Hooker
Client Money Protect

