



King & Co.

FLAT 1 KAMLA LODGE, 28-35 GRESHAM STREET, LINCOLN, LN1 1PZ
£595 PCM DEPOSIT £685





- ~ Available from: 1st November 2024
- ~ Council Tax Band: A
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Solid brick
- ~ Main heating: Electric storage heaters
- ~ Utilities: Mains electric and water
- ~ Broadband: Superfast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D 62

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



PLEASE BE AWARE THIS BUILDING CANNOT ACCEPT CHILDREN OR PETS AND SO PERMISSION CANNOT BE GIVEN FOR EITHER IN THIS FLAT.

HALLWAY

With storage heater and stairs to the first floor open plan lounge and kitchen.

BEDROOM

8' 5" x 7' 11" (2.59m x 2.43m) Ground floor bedroom with fitted carpet, storage heater and window.

BEDROOM

8' 6" x 7' 11" (2.6m x 2.42m) Ground floor bedroom with fitted carpet, storage heater and window.



SHOWER ROOM

5' 7" x 4' 7" (1.72m x 1.42m) With electric shower cubicle, wash hand basin, toilet, and storage heater.

LOUNGE AREA

14' 6" x 16' 3" (4.42m x 4.96m) max First floor open plan lounge and dining area with storage heater, fitted carpet, sky lights and windows.

KITCHEN AREA

7' 10" x 7' 6" (2.4m x 2.29m) max First floor open plan kitchen area with stainless steel sink and drainer, electric oven and hob, washing machine, under counter fridge with ice box, and vinyl flooring.

PARKING SPACE

Unallocated parking space in a gated car park.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(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:	21/06/2024	Eddie Hooker
Expiry date:	20/06/2025	Client Money Protect

