



King & Co.

FLAT 6, 1-3 CARLINE ROAD,
LINCOLN, LN1 1HL
£895 PCM DEPOSIT £1,030





- ~ Available from: 14th February 2025
- ~ Council Tax Band: A
- ~ Part furnished
- ~ Minimum 12-month tenancy
- ~ Construction: Solid brick
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Ultrafast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C70

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>
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This character first floor two-bedroom apartment boasts a modern kitchen, bathroom and lounge/diner. It also benefits from parking space to the rear, and access to all the local amenities including shopping, medical facilities and excellent transport links



HALLWAY

With loft access, radiator, thermostat for the central heating and fitted carpet.

BEDROOM TWO

8' 0" x 8' 7" (2.46m x 2.63m) With two uPVC windows to the side elevation, radiator and fitted carpet.

BEDROOM ONE

11' 3" x 10' 7" (3.44m x 3.23m) With uPVC window to the side elevation, radiator and fitted carpet. Also with double bed and wardrobe.



LOUNGE

10' 4" x 18' 6" (3.15m x 5.66m) With uPVC window to the side and rear elevations, two radiators, dining table and chairs, and fitted carpet.

KITCHEN

7' 5" x 11' 3" (2.27m x 3.43m) With a range of modern wall and base units, stainless sink and drainer unit, Zanussi oven with four ring gas hob above, extractor fan over, under counter fridge, freezer, and washing machine.

Also with window to the rear elevation, Worcester boiler, radiator and tiled flooring.



BATHROOM

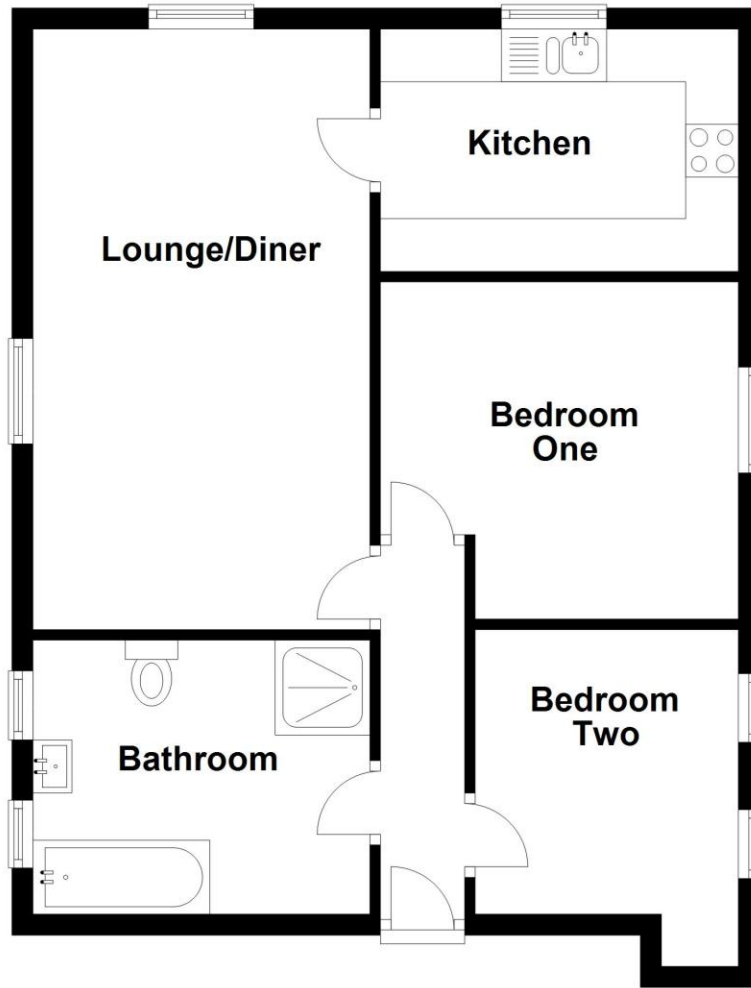
8' 6" x 10' 3" (2.64m x 3.13m) With two windows to the side elevation, bath with shower attachment, separate shower cubicle with mixer shower, WC, vanity unit with sink inset, ladder radiator and tiled flooring.

OUTSIDE

To the rear of the building there is one off road parking space.

Ground Floor

Approx. 56.4 sq. metres (607.4 sq. feet)



Total area: approx. 56.4 sq. metres (607.4 sq. feet)

The marketing plan/s 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(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. (LINGOLN) 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

