



**Tiber Road, North Hykeham**

**£700 Per Month**

  
**MARTIN & CO**

Tiber Road, North Hykeham

Apartment

1 Bedrooms, 1 Bathroom

£700 Per Month

Date Available: 29th April 2024

Deposit: £807

Unfurnished

- Modern and Spacious Property
- Double Bedroom
- Allocated Parking
- Full PVC DG & GCH
- Popular Location
- Available for Long Let
- Council Tax A
- EPC - C

One Double Bedroom Coach House Apartment briefly comprising of an entrance hall with stairs leading up to the spacious lounge diner, kitchen, bedroom and bathroom. Allocated parking space for one vehicle plus an outside storage cupboard.



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Unfortunately we cannot accept pets or smokers on this property.

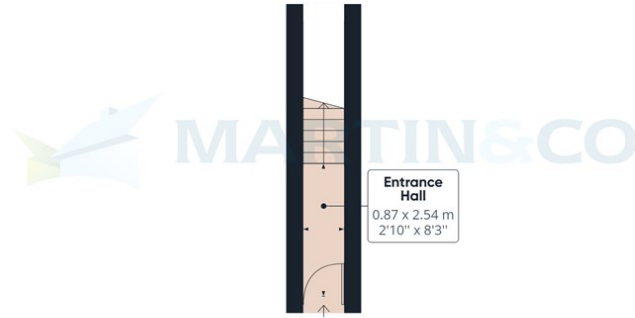
Length of tenancy - 12 months initial tenancy  
Council tax band - A - Lincoln Council

Mobile (based on calls indoors)  
O2 EE Three Vodafone  
Broadband (estimated speeds)  
Standard 6 mbps  
Superfast 80 mbps  
Ultrafast 10000 mbps  
Satellite & Cable TV Availability  
BT Sky Virgin



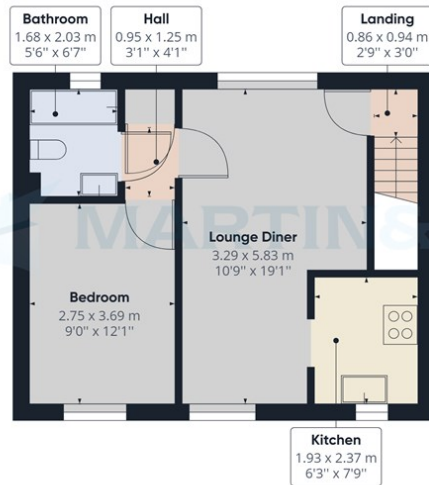
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Floor 0

Approximate total area<sup>(1)</sup>  
 43.16 m<sup>2</sup>  
 464.61 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.