



Station Road, North Hykeham

£725 Per Month


MARTIN&CO

Station Road, North Hykeham

Flat

1 Bedrooms, 1 Bathroom

£725 Per Month

Date Available: 12th February 2024

Deposit: £836

Unfurnished

- Modern One Bedroom Flat
- First Floor
- Separate Kitchen
- Brand New Shower Room
- Off Road Parking
- Gas Central Heating
- PVC Double Glazing
- EPC - C
- Council Tax - A

Modern and spacious one bedroom first floor flat excellently located in the popular area of North Hykeham having an excellent range of amenities close by including a train station within walking distance. Internally the flat comprises: Lounge, separate kitchen, double bedroom with built in storage cupboard and a shower room. Further benefiting from gas central heating, PVC double glazing and off road parking.



FULL DESCRIPTION

Modern and spacious one bedroom first floor flat excellently located in the popular area of North Hykeham having an excellent range of amenities close by including a train station within walking distance. Internally the flat comprises: Lounge, separate kitchen, double bedroom with built in storage cupboard and a shower room.

Further benefiting from gas central heating, PVC double glazing and off road parking.

Length of tenancy - 6 months initial tenancy
 Council tax band - A - North Kesteven District Council

Mobile (based on calls indoors) - O2, EE, THREE & Vodafone Good coverage
 Broadband (estimated speeds)
 Standard 12 mbps
 Superfast 56 mbps
 Ultrafast 1800 mbps

Satellite & Cable TV Availability - BT, Virgin & Sky



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	76
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		78	78
	EU Directive 2002/91/EC		

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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.