



Caesar Road, North Hykeham,
Lincoln

0795 5001


MARTIN&CO

Caesar Road, North Hykeham,
Lincoln

Apartment

2 Bedrooms, 2 Bathroom

£795 PCM

Date Available: 7th April 2025

Deposit: £917

Unfurnished

- Two Bedroom Top Floor Apartment
- Separate Kitchen
- Allocated Parking For Two Vehicles
- Electric Heating
- PVC Double Glazing
- Available Long Term
- EPC - C
- Council Tax - B

A modern top floor two bedroom apartment located within the popular Manor Farm estate in North Hykeham benefiting from a wide range of local amenities. Offering light and airy living accommodation to comprise of: Entrance hall, lounge to include an electric feature fire with surround and separate kitchen . Two bedrooms and a bathroom with a mains operated shower over the bath.

This top floor apartment also benefits from two allocated parking spaces, a secure telephone intercom entry system and electric heating.



FULL DESCRIPTION

A modern top floor two bedroom apartment located within the popular Manor Farm estate in North Hykeham benefiting from a wide range of local amenities. Offering light and airy living accommodation to comprise of: Entrance hall, lounge to include an electric feature fire with surround and separate kitchen Two bedrooms and a bathroom with a mains operated shower over the bath. This top floor apartment also benefits from two allocated parking spaces, a secure telephone intercom entry system and electric heating.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy, long term tenancy available

Council tax band - B - North Kesteven

- Mobile (based on calls indoors)
- O2 EE Three Vodafone
- Broadband (estimated speeds)
- Standard 5 mbps
- Superfast 80 mbps
- Ultrafast 10000 mbps
- Satellite & Cable TV Availability
- BT & 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		
	72	79
England & Wales	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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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.