



53 Heather Gardens

North Hykeham, Lincoln, LN6 8RQ

£850 pcm

ALLOCATED PARKING SPACE – The accommodation briefly comprises an Entrance Hall with storage cupboard, leading to an Open Plan Living Area and Kitchen, two Double Bedrooms, and a Family Bathroom with a bath and shower overhead.



LOCATION

Heather Gardens is situated just off Lincoln Road in the popular area of North Hykeham, offering excellent access to a range of local amenities. Nearby, you'll find supermarkets including ASDA and Co-op, along with a variety of shops, cafés, and takeaways. The property is also well placed for North Kesteven Academy and The Priory LSST schools. For commuters, there are convenient transport links via the A46 bypass connecting to Newark and Lincoln, as well as Hykeham Train Station which provides regular services to Lincoln, Newark and Nottingham.

ACCOMMODATION

This two-bedroom apartment is available now, and an early viewing is recommended. The internal accommodation comprises an Entrance Hall providing access to all rooms, including two Double Bedrooms, a Family Bathroom with a bath and shower overhead, and a spacious Lounge leading directly into the Kitchen.

OUTSIDE

The property is accessed via a communal entrance hall, which is regularly maintained by a separate management company. There is one allocated parking space.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

TENANCY TERM

The Landlord's preference is to let the property with a 12 months minimum/fixed term.

VIEWINGS

By prior appointment through Mundys.

- Two Double Bedrooms
- One Allocated Parking Space
- Property Available Now
- Family Bathroom & Shower Overhead
- Communal Areas Maintained
- Ground Floor Apartment
- EPC Energy Rating - C
- Council Tax Band - A (North Kesteven)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.