



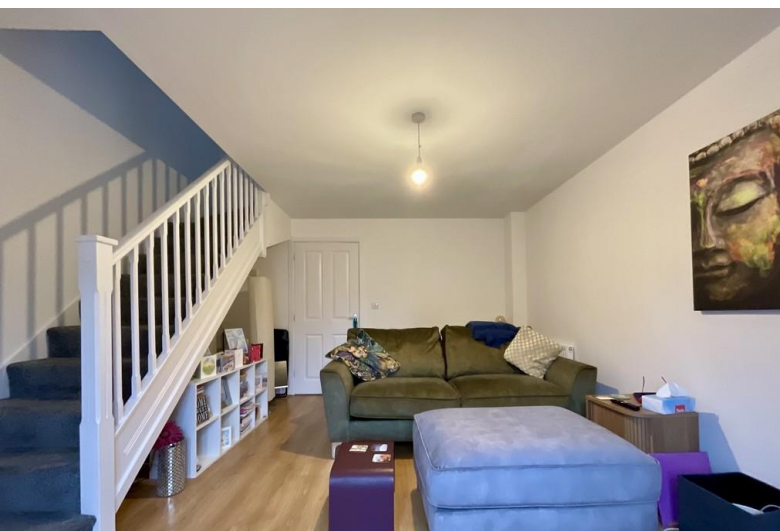
## 2 Arvina Close

North Hykeham, Lincoln, LN6 9FQ

**£925 pcm**

### **TWO ALLOCATED PARKING SPACES**

The property briefly comprises of an Entrance Hall, downstairs WC, Kitchen and Lounge. Upstairs there are Two Double Bedrooms, with Bedroom Two benefiting from additional storage, along with a Family Bathroom fitted with a bath and shower overhead.



### LOCATION

Arvina Close is situated within a quiet residential area of North Hykeham, a well-established town offering a wide range of amenities including supermarkets, independent shops, public houses, primary and secondary schools, and leisure facilities. The area is well served by public transport, with Hykeham railway station providing regular services to Lincoln and Nottingham. Lincoln city centre is easily accessible via the A46 and Newark Road, making this a convenient location for commuters while still benefiting from a strong local community.

### ACCOMMODATION

Immaculately presented throughout, this property offers internal accommodation comprising of an Entrance Hall leading to a downstairs WC and Kitchen. Off the hall way there is a spacious Lounge with additional storage and access to the rear garden. Upstairs, the landing provides access to Bedroom One, Bedroom Two and the Family Bathroom with a shower over the bath.

### OUTSIDE

Two allocated parking spaces to the rear and an enclosed Garden with patio area.

### RENT AND DEPOSIT

The asking Rent for the property is £925.00 per calendar month and the Tenancy Deposit is £1,065.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £210.00.

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term, unless negotiated otherwise.

### 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/>

### VIEWINGS

By prior appointment through Mundys.

### THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Two Allocated Parking Spaces
- Lounge with Patio Doors to rear
- Two Double Bedrooms
- Enclosed Rear Garden & Patio
- Popular Residential Location
- Early Viewing Recommended
- Bathroom with Shower over Bath
- EPC Energy Rating - C
- Council Tax Band - A (North Kesteven Council)

