



Caesar Road, North Hykeham



£650 PCM

- **Virtual Viewing Available**
- One Bedroom Apartment
- Holding Deposit £150.00
- Deposit £750.00
- Council Tax Band A
- EPC Grade C
- Available End of April 2025



Virtual Viewing Available for this well presented, ground floor, one bedroom apartment. The accommodation comprises entrance hall, lounge, kitchen, bedroom, and bathroom. The property also benefits from allocated off-road parking and uPVC double glazing. EPC Grade C. Council Tax Band A. Available End of April 2025.

Entrance Hall 14'8" x 3'4" (4.5m x 1m)

Door to side elevation and built-in storage.

Lounge 12'3" x 12'3" (3.7m x 3.7m)

Window to front and a radiator.

Kitchen 8'8" x 10'11" (2.6m x 3.3m)

Window to rear, radiator, built-in cupboard, range of base and eye level units with inset sink unit and a built-in oven and hob. White goods include washing machine and fridge/freezer. (Please note that these won't be repaired or replaced, when they break down)

Bedroom 12'3" x 11'5" (3.7m x 3.5m)

Window to front and a radiator.



Bathroom 5'4" x 6'8" (1.6m x 2m)

Window to rear, towel radiator, wash basin, W.C and panelled bath.

Outside

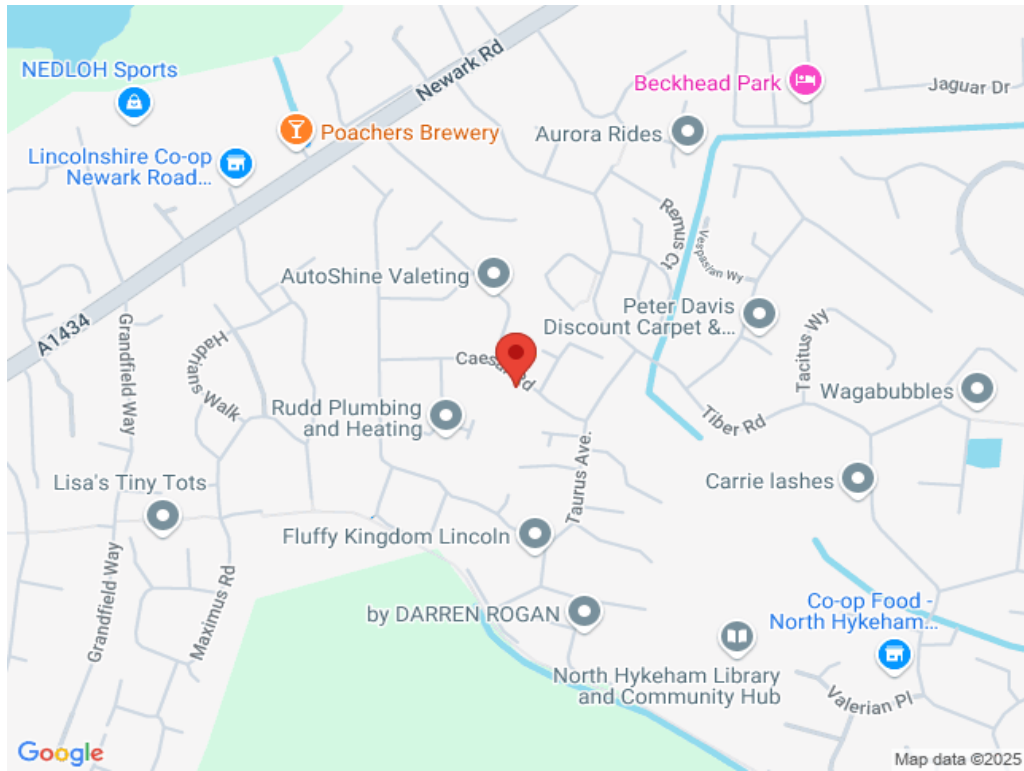
There are two allocated parking spaces.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		