

Caesar Road, North Hykeham, Lincoln



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Apartment 2 Bedrooms, 2 Bathroom

£795 PCM

Date Available: 7th April 2025 Deposit: £917

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- 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**

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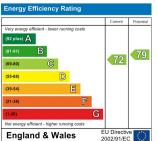
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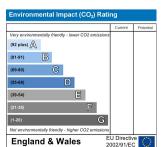
Unfortunately we cannot accept smokers on this property.

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











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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 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.

