

54 Tiber Road

North Hykeham, Lincoln, LN6 9TY

£895 pcm

ONE ALLOCATED PARKING SPACE

This Fully Furnished Ground Floor Apartment briefly comprises an Entrance Hall with built-in storage, Open Plan Living and Dining Area, separate Kitchen, Bedroom One, Bedroom Two and Family Bathroom with bath and shower over.





Tiber Road, North Hykeham, Lincoln, LN6 9TY

LOCATION
Tiber Road is situated within the popular North Hykeham area of Lincoln, conveniently located for a wide range of local amenities. Nearby facilities include supermarkets, convenience stores, shops, cafés, takeaways and healthcare services, while North Hykeham offers a range of local schools. Regular bus services provide access to Lincoln City Centre, with Hykeham Railway Station also within easy reach. The A46 bypass is nearby, providing convenient road links to Newark, the A1 and surrounding areas.

ACCOMMODATION
This Fully Furnished Ground Floor Apartment is available for immediate viewing and offers well presented accommodation throughout. The internal accommodation comprises an Entrance Hall with built-in storage, Open Plan Living and Dining Area leading to a separate Kitchen, Bedroom One, Bedroom Two, both of which are double in size, and a Family Bathroom with bath and shower over. The apartment provides comfortable and practical accommodation and an early viewing is recommended to appreciate the space on offer.

OUTSIDE
The apartment is accessed via a communal entrance hall and benefits from communal grounds. One allocated parking space is provided directly in front of the apartment. The proximity of the parking space to the property may be particularly convenient for hybrid vehicle users, with the potential to use a standard three-pin plug, subject to the landlord's approval and appropriate electrical arrangements.

RENT AND DEPOSIT
The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1,030.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

ASSURED PERIODIC TENANCY
The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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 was implemented in May 2026 and affects 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

- One Allocated Parking Space
- Two Double Bedrooms
- Fully Furnished Throughout
- Early Viewing Recommended
- Open Plan Living and Dining Room
- Kitchen with Appliances
- Bathroom with Shower Overhead
- EPC Energy Rating - D
- Council Tax Band - B (North Kesteven District Council)







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman