



King & Co.

4 NERO WAY, NORTH HYKEHAM, LINCOLN,
LN6 8JP

£1,095 PCM

DEPOSIT £1,260





- ~ Available from: 30th March 2024
- ~ Council Tax Band: C
- ~ Unfurnished
- ~ Minimum 6-month tenancy
- ~ Construction: Cavity wall
- ~ Main heating: Gas central heating
- ~ Utilities: Mains gas, electric and water
- ~ Broadband: Superfast available
- ~ Mobile: Mobile coverage available
- ~ EPC rating C78

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>



ENTRANCE HALL

With stairs rising to the first floor

KITCHEN

12' 0" x 8' 0" (3.66m x 2.45m) With uPVC window to the front elevation, tiled floor, radiator, range of base and wall units, built in fridge-freezer, washing machine, four ring gas hobs inset to work surface and oven below with extractor fan above. Giving access to:



DINING ROOM

11' 5" x 8' 0" (3.48m x 2.45m) With uPVC window to the rear elevation, fitted carpet, and radiator

LOUNGE

11' 8" x 16' 4" (3.58m x 4.98m reducing to 4.01) With uPVC patio doors onto the garden, fitted carpet, and radiator.

CLOAKROOM

With wash hand basin, W.C., fitted carpet, and radiator.

FIRST FLOOR LANDING

With fitted carpet



BEDROOM 1

13' 2" x 8' 9" (4.02m x 2.68m) With uPVC window to the rear, fitted carpet, and radiator

BEDROOM 2

9' 2" x 9' 10" (2.80m x 3.02m) With uPVC window to the rear, fitted carpet, and radiator. Giving access to the:

ENSUITE

0' 0" x 0' 0" With white three piece suite comprising shower cubicle, pedestal wash hand basin, W.C., fitted carpet, and radiator.



BEDROOM 3

10' 0" x 7' 2" (3.05m x 2.19m) With uPVC window to the front, fitted carpet, and radiator

BATHROOM

7' 2" x 6' 9" (2.20m x 2.08m Max) With uPVC window to the front, white three piece suite comprising bath, wash hand basin, W.C., fitted carpet, and radiator.

OUTSIDE

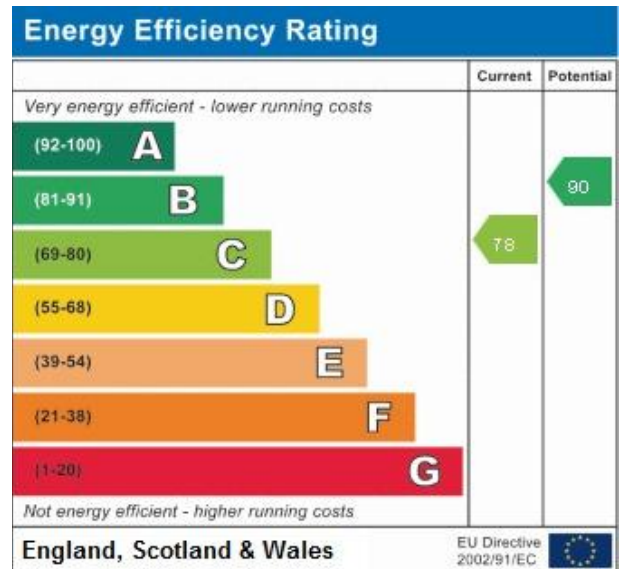
Having driveway extending down one side of the property, providing off-street parking whilst also allowing access to the

GARAGE

Being a brick and block construction, up, and over door and concrete base.

The rear garden is partly to grass with paved patio area standing adjacent to the rear of the property and having timber fencing to boundaries.





At King & Co, we strive to ensure all our fees are transparent and we proudly publish them openly so there are no hidden charges or surprises. All charges shown below, again to aid transparency, are inclusive of VAT.

Before you move in

A formal application with supplementary documentation will be required for all rental properties.

The first month's rent and deposit of 5 weeks rent are due in full upon or prior to signing the tenancy agreement. This payment must be by cash or online payment; however, the funds must be in our account for keys to be released.

During your tenancy

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted Payments

Payment of £50 inc VAT if you want to change the signed tenancy agreement – examples of this are permission for an additional person to occupy the property, permission for a pet in the property, decoration.

The payment for a new key / security device to the property. A charge of £15 per hour may be charged in exceptional circumstances.

Payment of any unpaid rent or any other reasonable costs associated with your early termination of the tenancy such as the landlords reletting costs (costs are displayed on our website).

During the Tenancy (payable to the provider) if permitted and applicable

- Utilities – Gas, Electricity, Water, Oil, Green Deal Payments
- Communications – Telephone and Broadband
 - Installation of cable/satellite
- Subscription to cable/satellite supplier
 - Television License
 - Council Tax

Other Permitted Payments

Any other permitted payments, not included above, under the relevant legislation scheme including contractual damages – examples of which include the payment to a contractor if you fail to attend a confirmed appointment, damages caused to the property due to the negligence of the tenancy for such items as blocked drains (eg. nappies flushed down the w.c).

Rental payments overdue by more than 14 days will be subject to interest at the rate of 3% over the Bank of England Base Rate calculated from the date the payment was due up until the date payment is received.

Tenant Protection

King & Co is a member of Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

Notes to potential tenants

The tenancy is for a period of a minimum of six months unless otherwise previously agreed with the Agent/Landlord.

Tenants must be aged 21 years or over.



Client money protection for landlords and tenants

This is to certify that

KING AND CO. (LINCOLN) LTD

is a member of Client Money Protect

Membership no: CMP005217
Date of issue: 21/05/2023
Expiry date: 20/06/2024


Eddie Hooker
Client Money Protect

