

2 Bed Flat In Station Road North Hykeham, Steam Court, LN6 9XL £800 Monthly





SHORT DESCRIPTION

Availability This property is now available. Open Plan Living-Kitchen Bright and spacious open-plan layout with French doors and Juliet balcony. The kitchen includes an oven, hob, extractor fan, integrated washer-dryer, and fridge-freezer. Bedroom One Front-facing, ideal for a peaceful retreat. Bedroom Two Rear-facing, perfect for guests or a home office. Bathroom Bath with shower over, WC, and wash basin. Smart Layout, Thoughtful Design This apartment benefits from a symmetrical layout with bedrooms at opposite ends, shared walls between living and bathroom areas, and central landing access for quiet entry. • Dedicated internal storage. • Located in Block B, second floor. • Floor plan available on this page Life in a Lafford Community Steam Court is more than bricks and mortar - it is a place where neighbors connect, green spaces invite relaxation, and every detail is designed for modern living. • Landscaped communal areas • Secure bike storage and allocated parking • Energy-efficient homes with modern finishes • Close to shops, schools, parks, and transport links Just a short stroll from your door, you will find the peaceful Millennium Green and nearby lakes - perfect for morning walks, weekend picnics, or simply unwinding in nature. Application Details • No application fees • One month's rent and deposit required in advance • Rent payable by Standing Order on the 1st of each month • Photos may show a similar apartment - layouts may vary slightly by block Viewings available now

2

Bed Room(s)

1

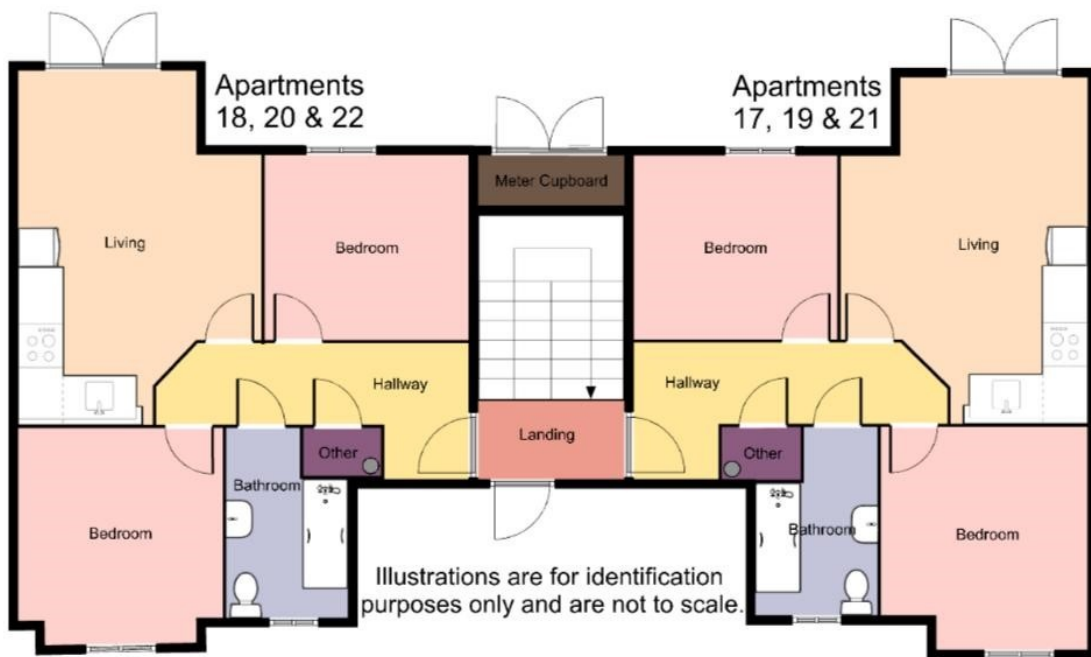
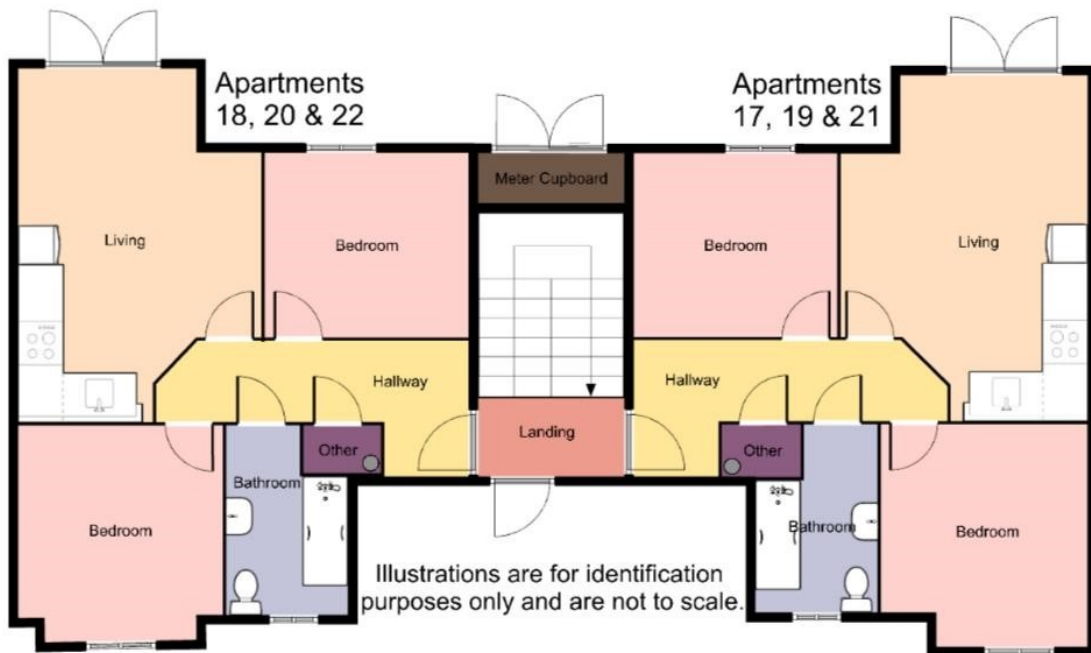
Bath Room(s)

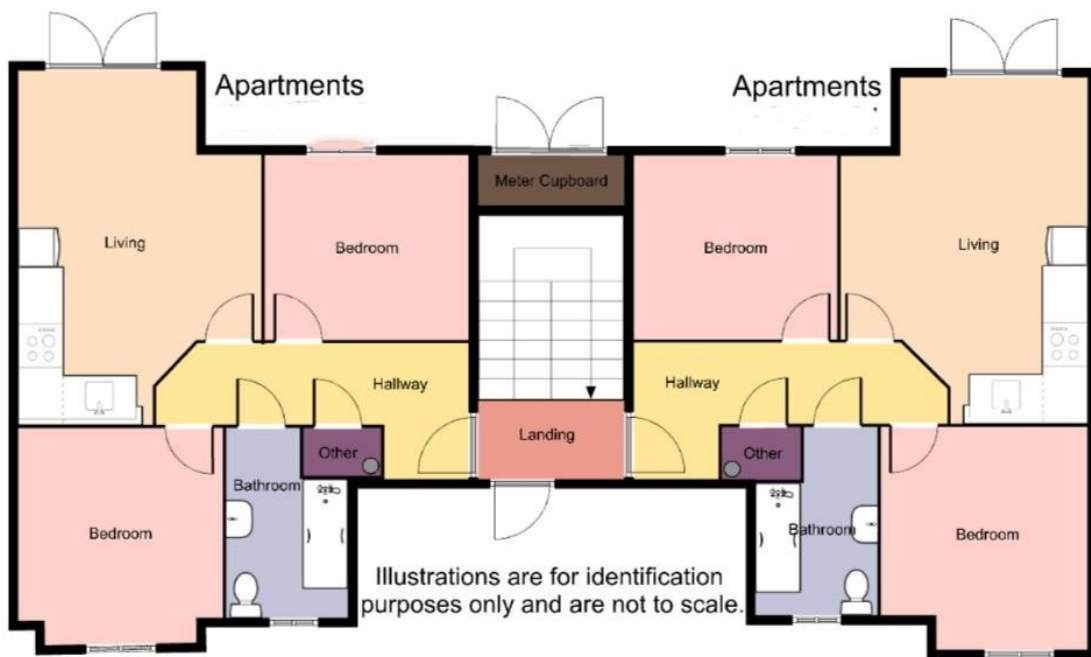
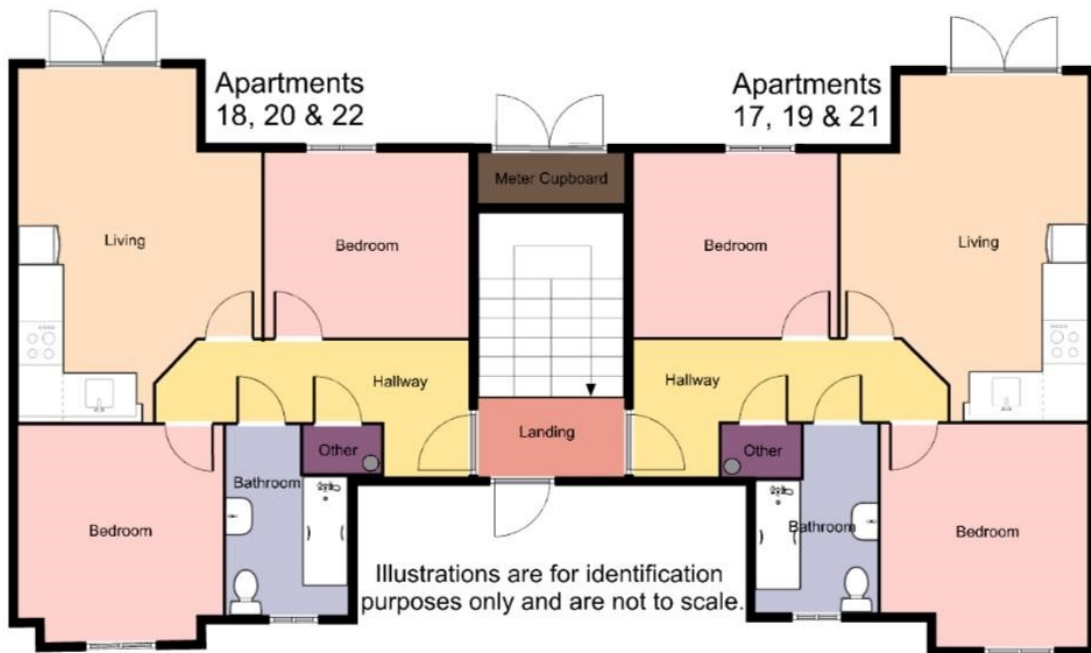
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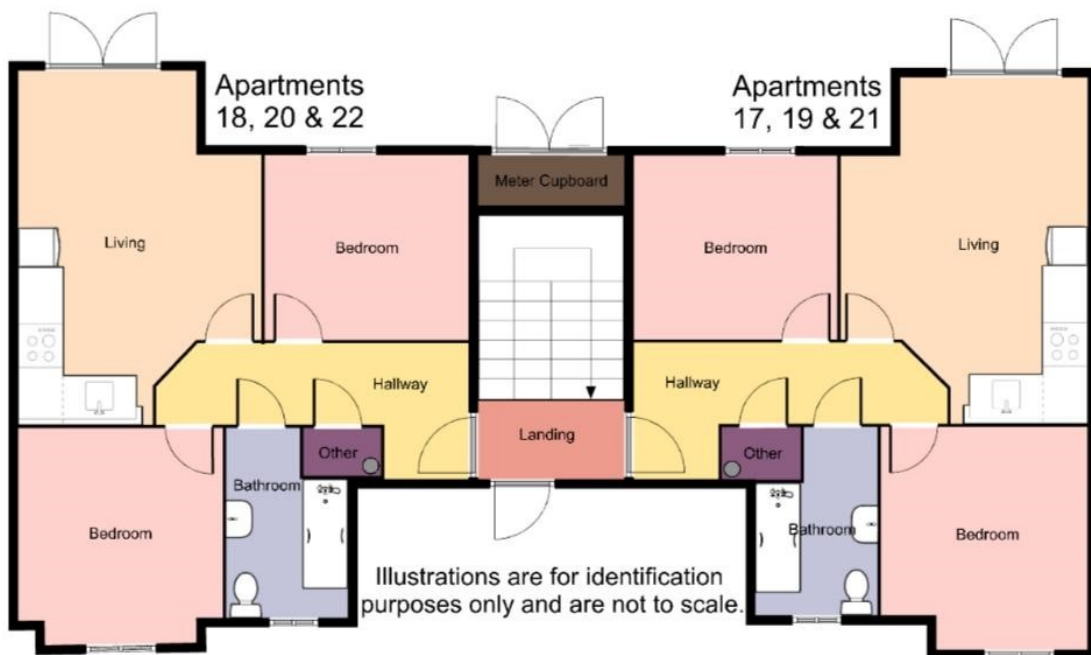
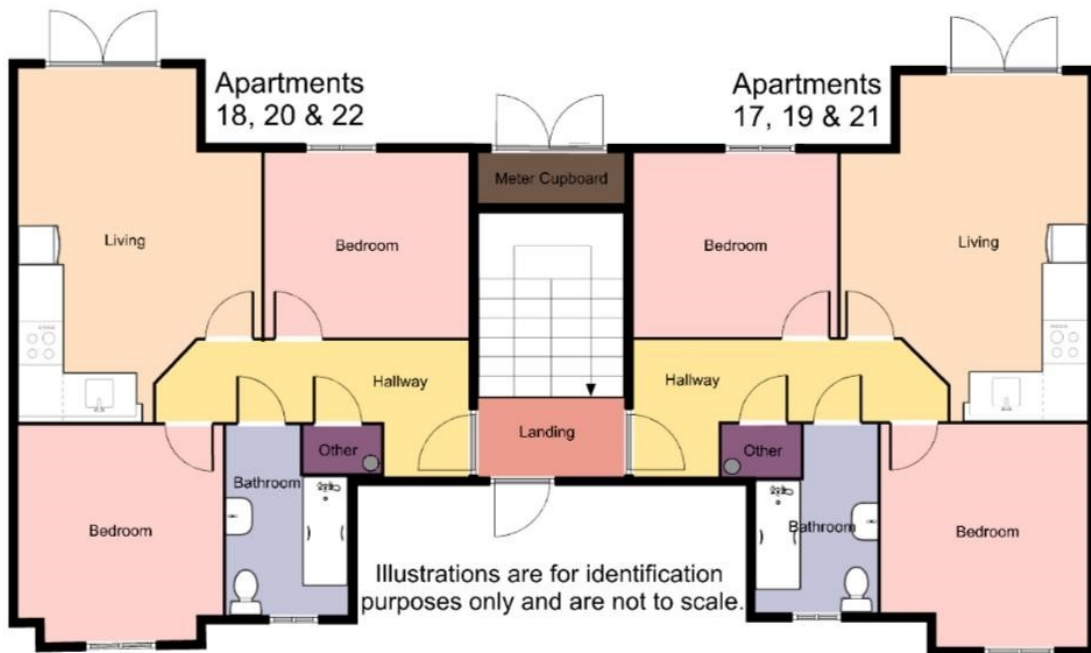
Living Room(s)

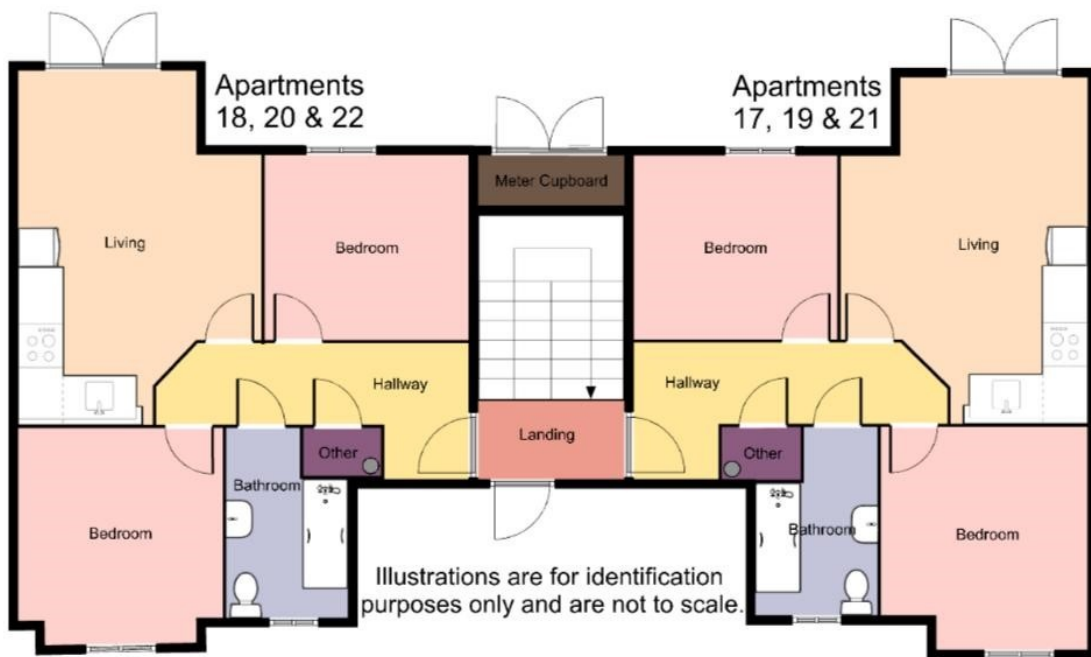
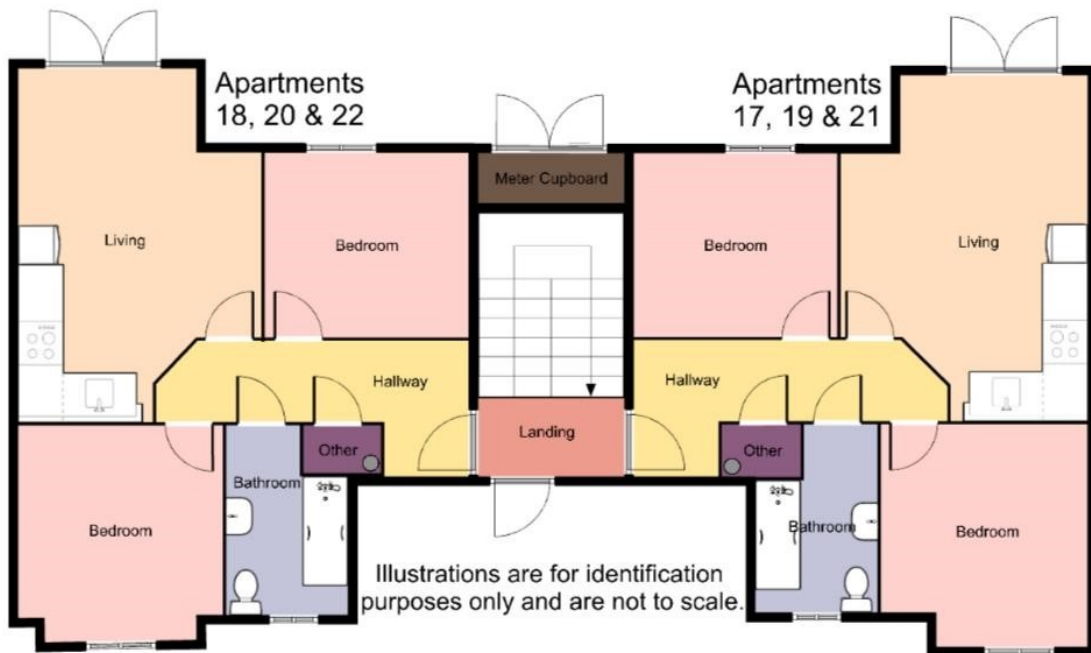
FLOOR PLAN

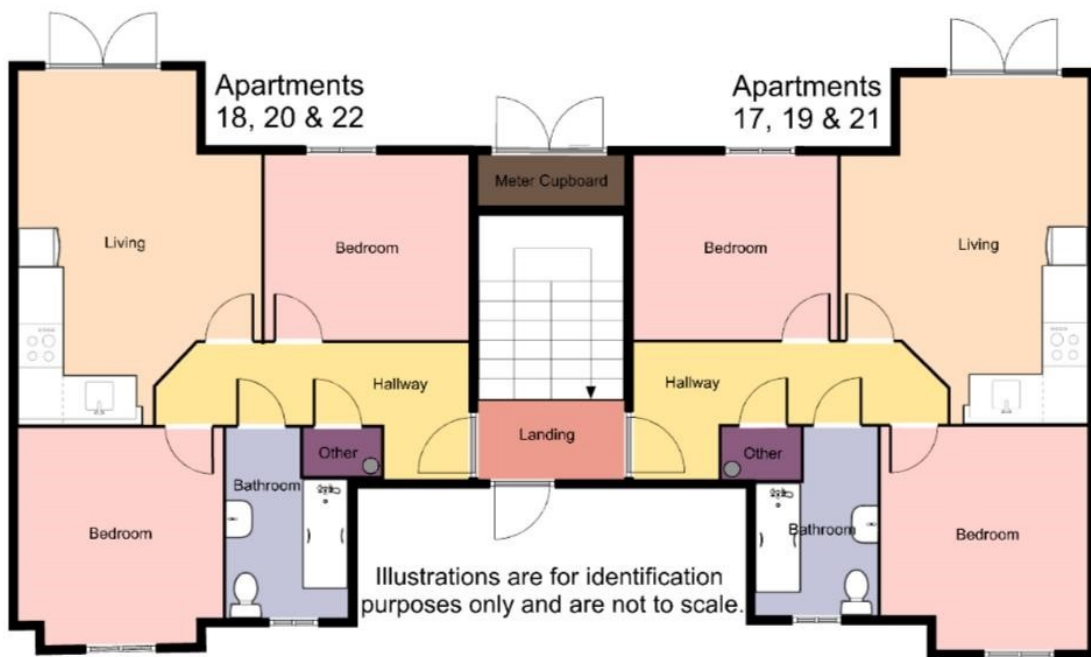
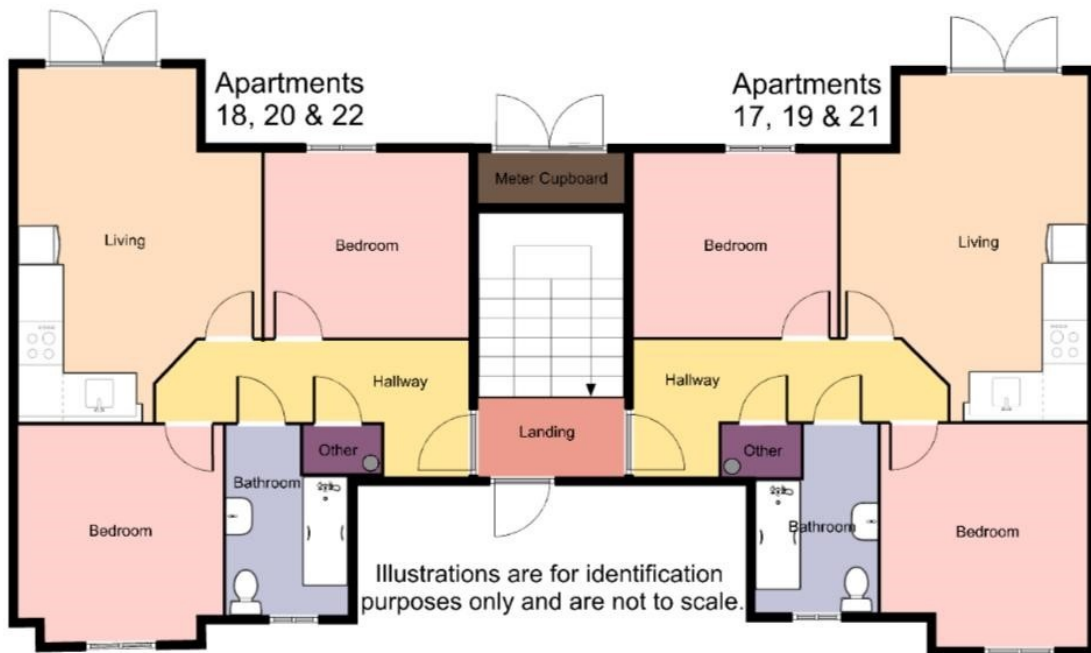
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

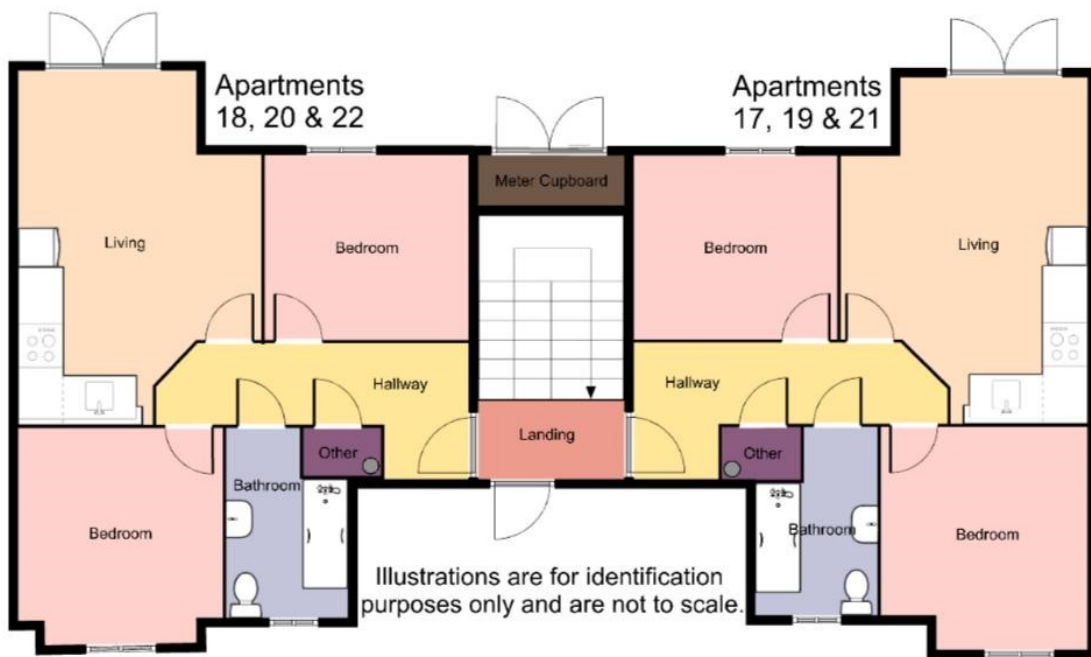
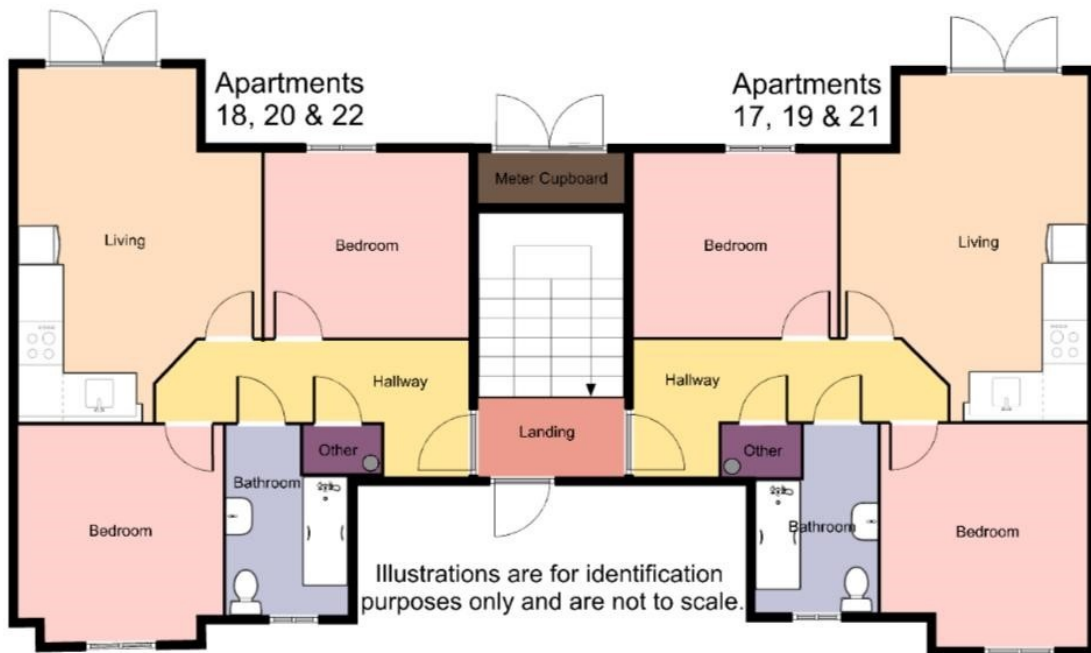


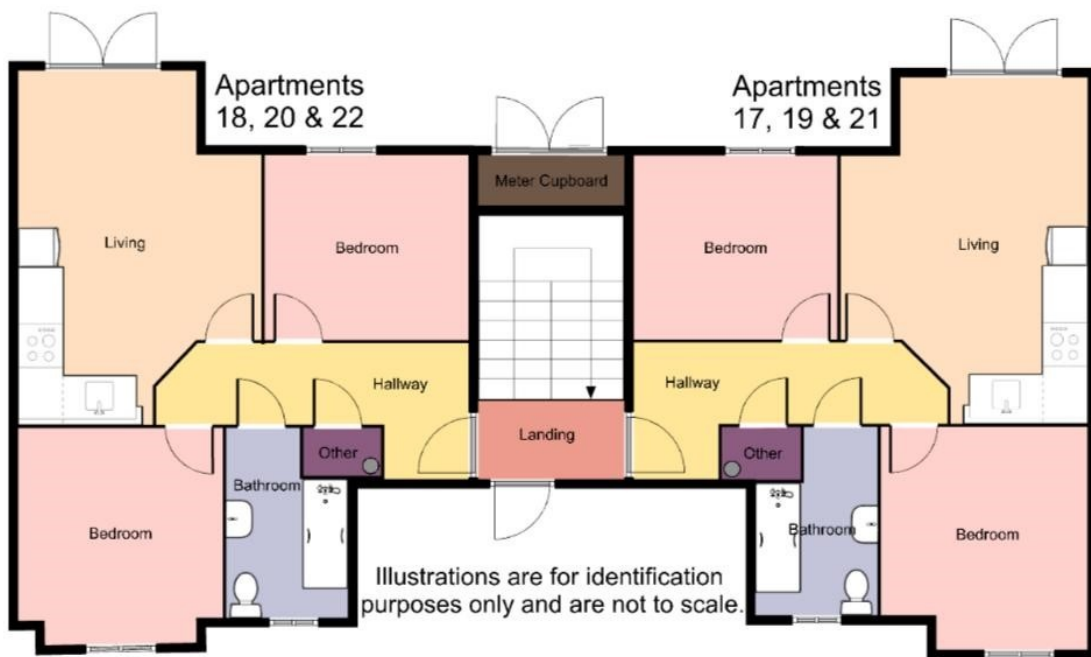
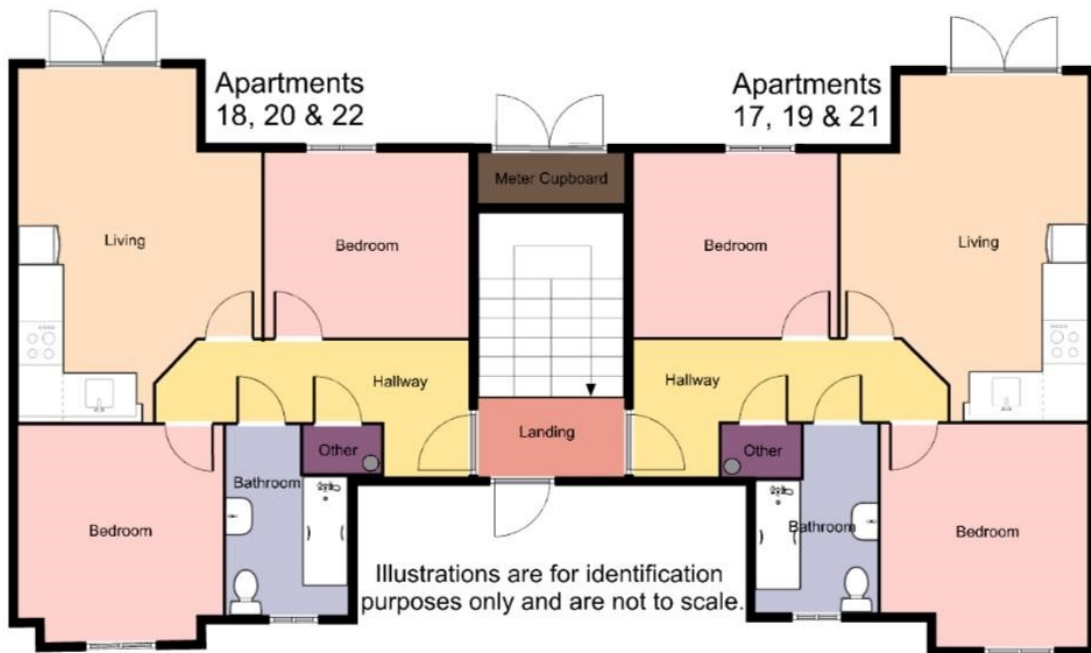


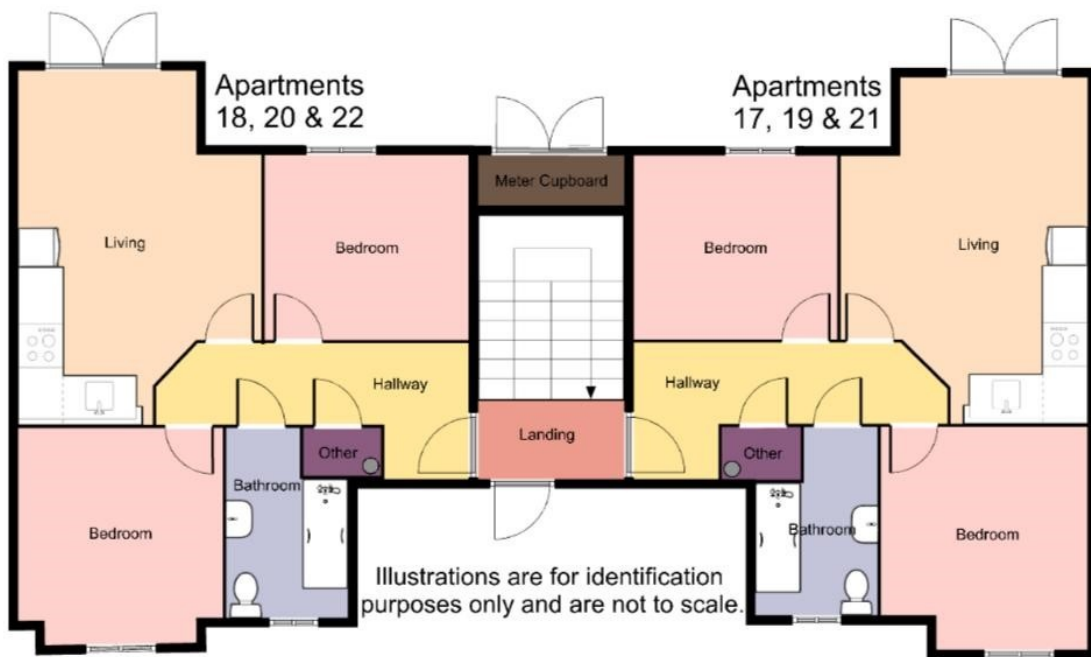
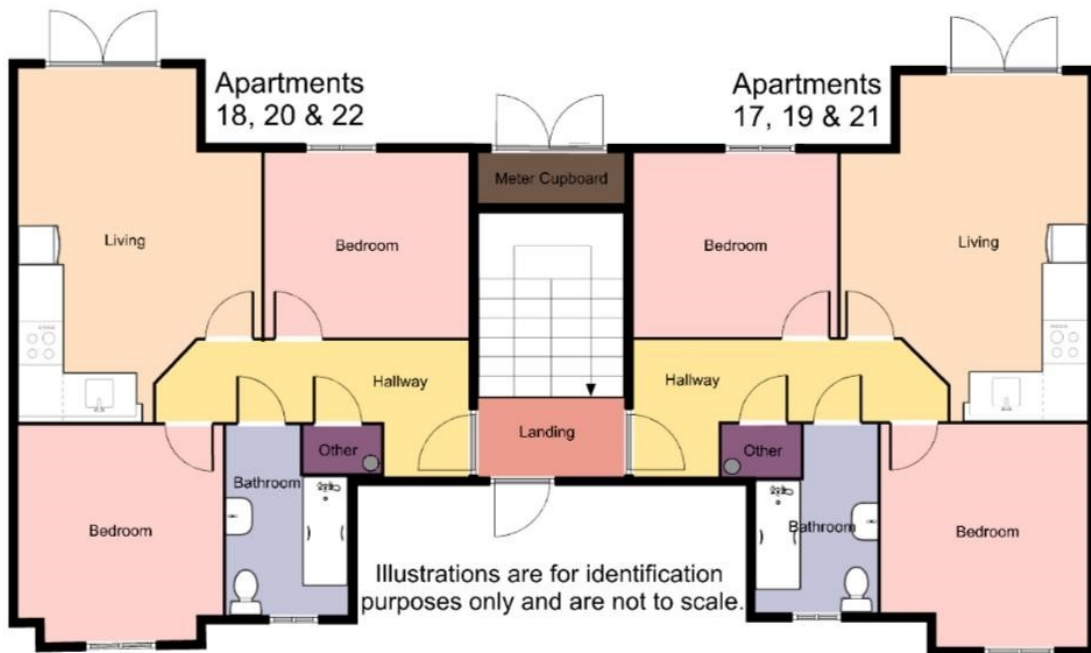


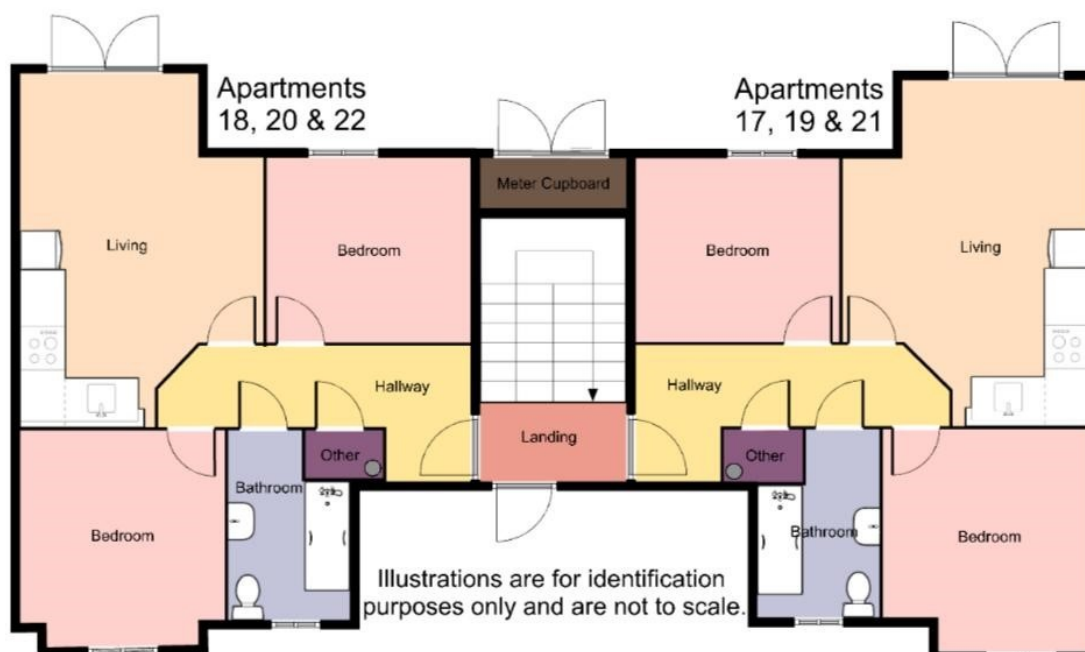












EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
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Dwelling type: Top-floor flat
Date of assessment: 19 December 2017
Date of certificate: 19 December 2017
Reference number: 8443-7532-5999-8581-6992
Type of assessment: SAP, new dwelling
Total floor area: 65 m²

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- Compare current ratings of properties to see which properties are more energy efficient

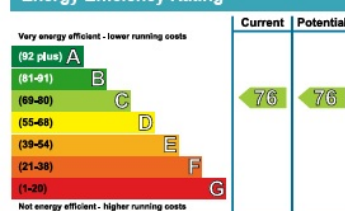
Estimated energy costs of dwelling for 3 years: £ 1,575

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	Not applicable
Heating	£ 660 over 3 years	£ 660 over 3 years	
Hot Water	£ 768 over 3 years	£ 768 over 3 years	
Totals	£ 1,575	£ 1,575	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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