



53 Manton Road

Lincoln, LN2 2JL

£1,100 pcm

NEWLY DECORATED AND NEW FLOORING

This Third Floor Apartment briefly comprises of an Entrance Hall leading to Bedroom One with balcony and En-suite Shower Room, Bedroom Two, a Family Bathroom with overhead shower, and an Open Plan Living Accommodation and Kitchen. A staircase rises to a further landing providing access to Bedroom Three with En-suite Shower Room and built-in wardrobes. The property also benefits from a single garage to the front.



ACCOMMODATION

This stunning Three Bedroom Penthouse is available now and must be viewed to fully appreciate the accommodation on offer. The internal accommodation comprises of an Entrance Hall with storage cupboard providing access to Bedroom One with balcony and En-suite Shower Room, Bedroom Two and the Family Bathroom with bath and overhead shower. The Open Plan Living Accommodation includes a Dining Area and fitted Kitchen with built-in appliances including a fridge freezer, washing machine and dishwasher. A spiral staircase rises to the Upper Level where there is further storage and Bedroom Three with built-in wardrobes and an En-suite Shower Room.

LOCATION

Manton Road is situated to the north of the City Centre of Lincoln, within a popular residential area. The property is within easy reach of local amenities including shops, supermarkets and schooling, along with regular bus routes into the City Centre. The historic uphill area, including Lincoln Cathedral and Lincoln Castle, is also easily accessible, along with the wider City Centre and Lincoln Railway Station providing further transport links

OUTSIDE

The property benefits from secure intercom entry, gated access, a single garage and well maintained communal gardens.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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/>

VIEWING

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect 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>

- Executive Penthouse Apartment
- Balcony Off Bedroom One
- En-suite to Bedroom One & Three
- Newly Decorated Throughout
- New Flooring Fitted Throughout
- Property Available Now
- Single Garage to Front
- Open Plan Living and Kitchen
- EPC Energy Rating - C
- Council Tax Band - D (Lincoln City Council)



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