

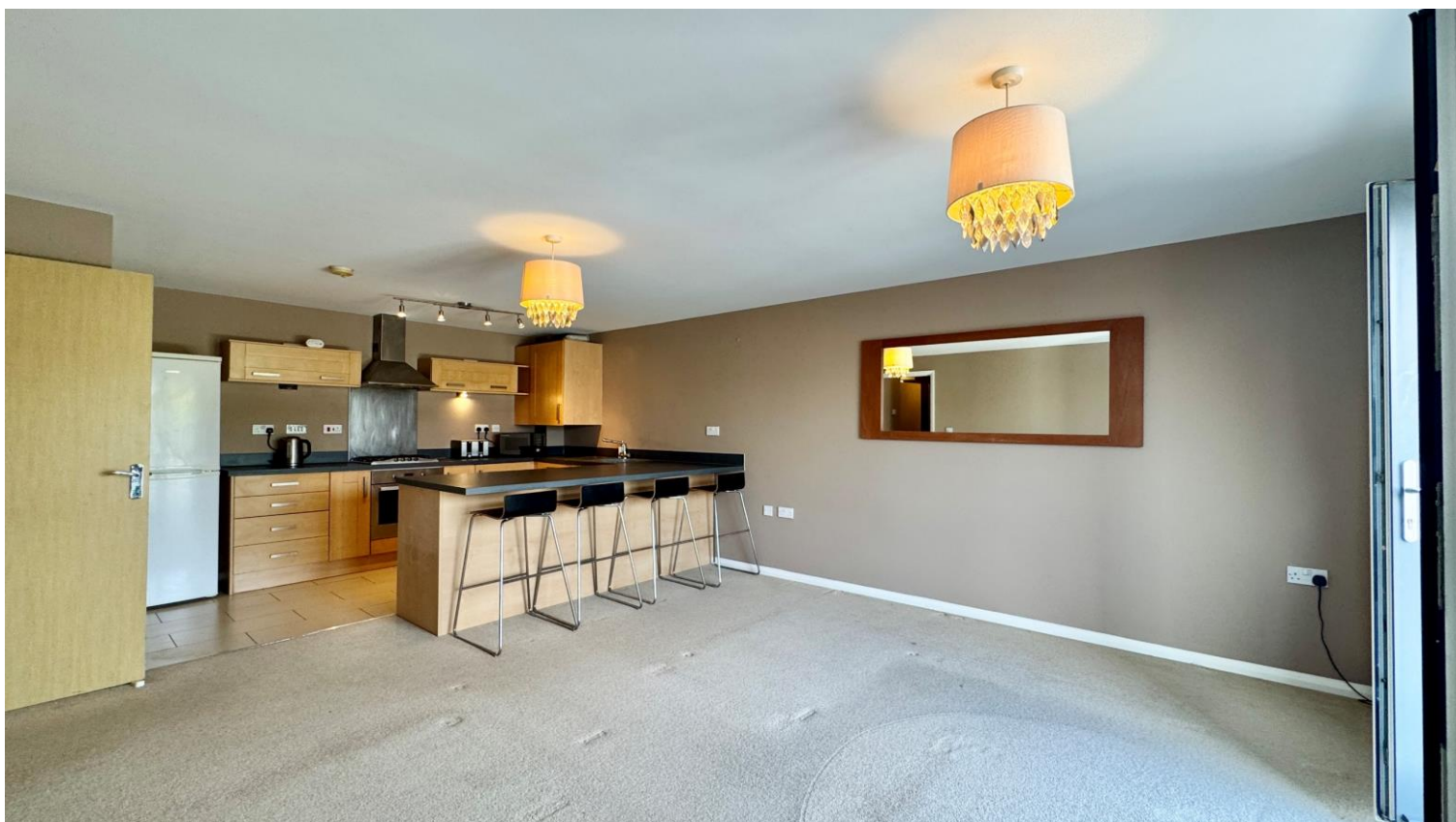


- Popular Uphill Location
- Open Plan Living / Kitchen With Integrated Appliances

- Master Bedroom With Ensuite
- 2nd Double Bedroom
- Allocated Parking

Manton Road, Lincoln, LN2 2JL,
Monthly Rental Of £825





Available Now! A well presented and spacious modern first floor apartment situated in a sought after uphill position within the historical cathedral city of Lincoln close to a wide range of local amenities, schooling and excellent transport links. Internally the accommodation briefly comprises; Entrance Hall, Open Plan Living / Kitchen with integrated appliances, Two Double Bedrooms with an Ensuite to the Master and a Bathroom. The development has secure gated access and intercom system as well as well maintained communal gardens. With an allocated parking space providing secure off road parking. Council tax band: B, EPC Rating B. Holding Deposit - £190.00 Deposit - £951



Entrance Hall

Having radiator, storage cupboard, consumer unit and telecom entry system. Access to living accommodation.

Kitchen & Living Space

22' 9" x 14' 6" (6.93m x 4.42m)

Having a range of base and eye level kitchen units with space and plumbing for appliances. Appliances to remain with the property such as dishwasher, integral oven, hob and extractor hood over and a freestanding fridge freezer. Breakfast bar arrangement, sink and drainer unit.

Living Space

Having Juliette balcony, half tiled floor and half laid to carpet area and 2 radiators.

Master Bedroom

9' 7" min x 10' 3" min (2.92m x 3.12m)

Having built-in wardrobes, radiator and uPVC double glazed window to front aspect. Access to:

En-Suite

6' 0" x 5' 9" (1.83m x 1.75m)

Having a corner shower cubicle, pedestal hand wash basin unit, low level WC, chrome heated hand towel rail, extractor unit and shaver point.

Bedroom 2

12' 2" x 9' 3" (3.71m x 2.82m)

Having radiator, uPVC double glazed window to rear aspect and a freestanding wardrobe to remain.

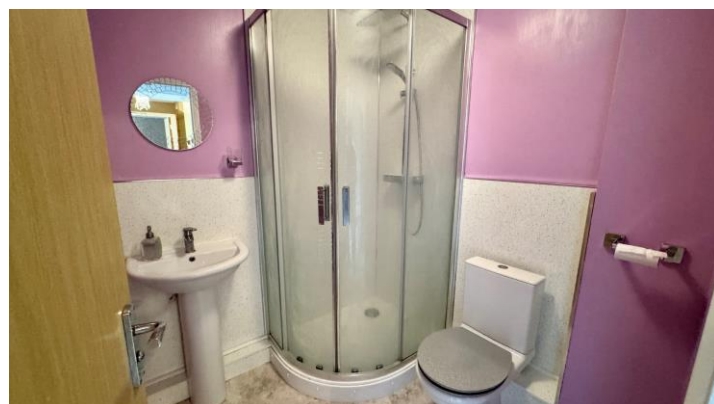
Bathroom

6' 2" x 7' 4" (1.88m x 2.23m)

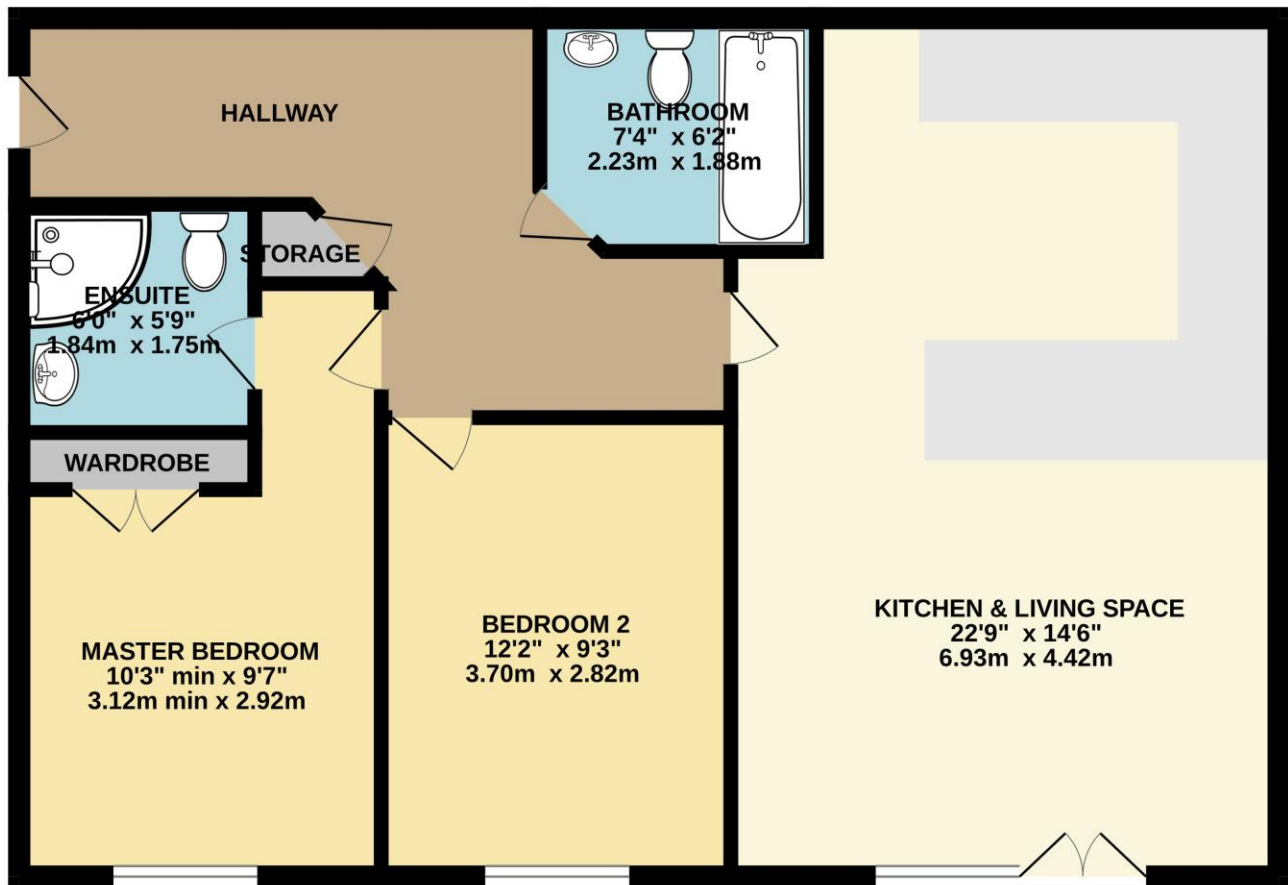
Having panelled bath with shower over, pedestal hand wash basin unit, low level WC, tiled flooring, chrome heated hand towel rail, extractor unit and tiled surround.

Outside

The property also comes with a single allocated parking space. Communal entrance to the property with post box, communal bin store for recycling and general waste. Gated access into the apartment block.



GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



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