



## 19 Manton Road

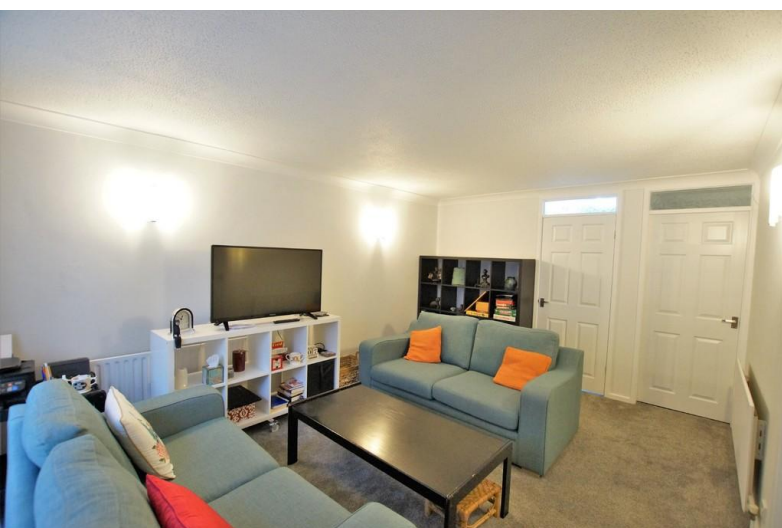
Lincoln, LN2 2JL



Book a Viewing!

**£165,000**

A well presented Ground Floor Flat situated just off Longdales Road, to the North of the historic Cathedral and University City of Lincoln. The property is set within attractive communal gardens and benefits from an allocated parking space and a Single Garage. Internally the property has living accommodation briefly comprising of an Entrance Hallway, Lounge, Kitchen, Hallway, Two Bedrooms, Bedroom Three/Dining Room and Bathroom. Viewing of the property is recommended. The property is being sold with No Onward Chain.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**COUNCIL TAX BAND** — B.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.





## LEASEHOLD INFORMATION

Each apartment owner owns 1/8 of the freehold.

Length of Lease - 999 years

Years Remaining on Lease - TBC

Annual Ground Rent - £TBC

Ground Rent Reviewed - TBC

Annual Service Charge Amount - £TBC

Service Charge Reviewed - TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

## ACCOMMODATION

### ENTRANCE HALL

With UPVC double glazed external door to the front elevation, radiator, door to lounge, cupboard space housing the gas fired central heating boiler, plumbing and space for a washer dryer.

### LOUNGE

15' 9" x 11' 0" (4.8m x 3.35m) With UPVC double glazed window to the front elevation, radiator, wall lighting, doors leading to kitchen, hallway and bedroom three/dining room.

### KITCHEN

11' 5" x 7' 8" (3.48m x 2.34m) With two UPVC double glazed windows to the side elevation, tiled flooring, fitted with a range of wall and base units with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, radiator, spaces for fridge freezer, free standing cooker and plumbing with space for a washing machine or dishwasher.

### HALLWAY

With radiator, storage cupboard and doors to two bedrooms, bathroom and bedroom three/dining room.

### BEDROOM 1

13' 0" x 11' 0" (3.96m x 3.35m) With UPVC double glazed window to the rear elevation, built-in wardrobe and radiator.

### BEDROOM 2

9' 9" x 9' 8" (2.97m x 2.95m) With UPVC double glazed window to the rear elevation, built-in wardrobe and radiator.

### BEDROOM 3 / DINING ROOM

11' 0" x 7' 1" (3.35m x 2.16m) With UPVC double glazed window to the side elevation and radiator.



## BATHROOM

6' 5" x 6' 0" (1.96m x 1.83m) With suite comprising of low level WC, wash hand basin with cupboard space below, bath with electric shower over, partly tiled walls, heated towel rail and extractor fan.

## OUTSIDE

The property is set within communal gardens and has the benefit of an allocated parking space and single garage. There is also a communal parking area for visitors.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

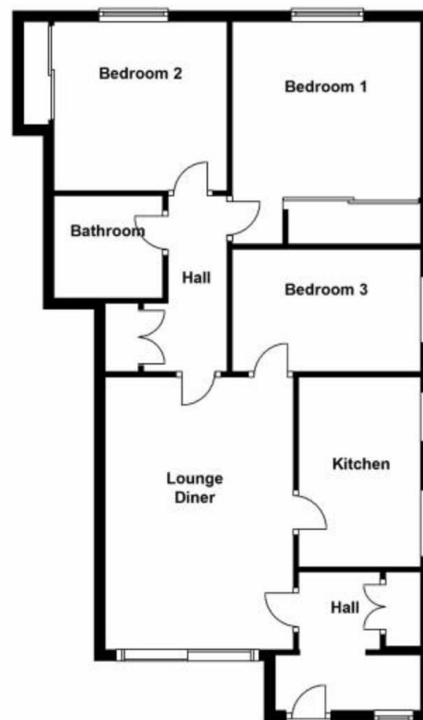
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using The Mobile Agent.

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

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