



- South-Facing Ground Floor Apartment
- Immaculately Presented Throughout
- Popular Uphill Location
- Secure Gated Development

- 2 Bedrooms & Luxury Bathrooms
- Impressive 22'10" Living Area
- Communal Gardens & Garage
- Viewing Highly Recommended

Manton Road, Uphill, LN2 2JL  
£205,000





**IMMACULATE, SOUTH FACING GROUND FLOOR APARTMENT!** Starkey&Brown is pleased to offer for sale this immaculately presented south facing ground floor apartment, located within this popular, secure gated development within the uphill area of Lincoln, within walking distance of the Bailgate, Lincoln Castle and Lincoln Cathedral. Spacious accommodation briefly comprises entrance hallway with useful storage cupboard, impressive 22'10 open plan living area with south facing patio doors, two generous double bedrooms to include 18'10 master bedroom, luxury ensuite to the master bedroom and an additional luxury bathroom. The property also benefits from its own garage within a secure gated courtyard, very well maintained communal entrance with intercom entry system, and pleasant communal garden areas. Call today to arrange a viewing! Council tax band: D. Leasehold.



### Entrance Hallway

Having main entrance door, attractive oak veneer flooring, radiator, storage cupboard, LED downlights and telephone for intercom entry system.

### Open Plan Living Area

22' 10" x 14' 8" max (6.95m x 4.47m)

Having kitchen area with a range of matching wall and base units, a range of Neff appliances including built-in hob, oven and cooker hood, integral dishwasher, integral washing machine, space for full height fridge freezer, attractive oak veneer flooring to living area, ceramic tiled floor to kitchen area, LED downlights, south-facing French doors overlooking the communal gardens.



### Master Bedroom

18' 10" x 9' 10" min (5.74m x 2.99m)

Having built-in wardrobe, radiator, large windows and glazed uPVC door overlooking the communal gardens.

### Luxury En-Suite

Having luxury 3 piece suite comprising corner shower tiled cubicle with mains fed rainfall shower and additional handheld shower, circular wash hand basin, low level WC with concealed cistern, ceramic tiled floor, heated towel rail, fully tiled walls and extractor.



### Bedroom 2

12' 4" x 9' 4" (3.76m x 2.84m)

Having radiator.

### Luxury Bathroom

Having luxury 3 piece suite comprising panelled bath with mixer taps and hand held shower attachment over, circular wash hand basin, low level WC with concealed cistern, ceramic tiled floor, heated towel rail, fully tiled walls and extractor.



### Outside

The property benefits from a secure gated courtyard where the property benefits from it's own single garage with up and over door. Pleasant and well maintained communal garden areas and well maintained communal entrance hall.

### Agents Note

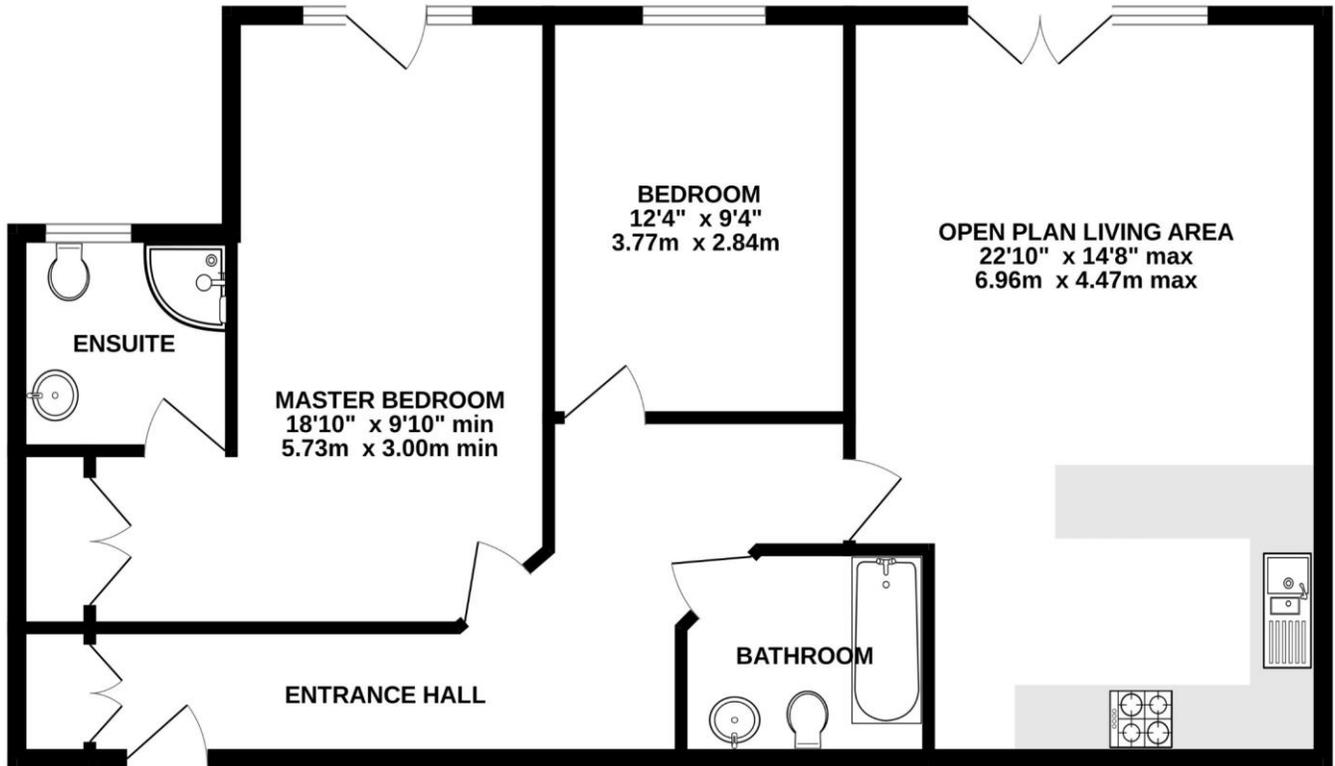
We are advised by the sellers that service charges are payable for the maintenance of local communal areas and amounts to approximately £1,900 per annum. Ground rent £250 per annum.

### Agents Note 1

The property benefits from a 999 year lease which commenced in 2008. Call for further details.



GROUND FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

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.

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