



**Monks Manor Court, Lincoln**

**Auction Guide £115,000**

  
**MARTIN&CO**



# Monks Manor Court, Lincoln

## Apartment

2 Bedrooms, 1 Bathroom

Auction Guide £115,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Investment Opportunity
- Uphill Location
- No Onward Chain
- Tenure - Leasehold
- Council Tax Band - A
- EPC Rating - C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**DESIRABLE UPHILL LOCATION** Two bedroom first floor apartment located in this extremely sought after location off Greetwell Road being close to Lincolns County Hospital and the Bailgate area. Available for an investment purchase with tenants in situ until April 2026. No chain. Offered for sale through the Modern Method of Auction.

Comprising internally of two bedrooms, lounge diner, bathroom and kitchen. Located at the end of a private road with shared liability, the property benefits from off road parking and a rear garden.

EPC Rating - C  
Council Tax Band - A  
Tenure - Leasehold

#### **AUCTIONEER COMMENTS**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.

Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

#### **INVESTMENT OPPORTUNITY**

This property is available for an investment with tenants in situ on a fixed term AST until April 2026 paying £800pcm.

#### **ENTRANCE HALL**

Accessed via the communal steps up to the property. Side door entrance onto laminate flooring, PVC window to the rear, pendant fitting, radiator and access to the loft.

#### **BATHROOM**

6'10" x 5'8" max measurements

Low level WC, pedestal wash basin and a panel bath with electric shower over. Vinyl flooring, light fitting, heated towel rail, PVC window to the rear and a storage cupboard housing the Ideal combination boiler.

#### **KITCHEN**

7'2" x 6'3"

Base and eye level units with roll edge worksurfaces, inset stainless steel sink and drainer and a tile splash back. Fitted electric oven and hob, space and plumbing for a washing machine plus further space for an undercounter fridge. Laminate flooring, windows to the front aspect and a pantry recess housing the mains consumer unit.

#### **LOUNGE/DINER**

14'8" x 14'6" max measurements

PVC windows to the front and rear aspects, two radiators, laminate flooring and a pendant fitting.

#### **BEDROOM**

13'6" x 6'4"

PVC window to the front aspect, radiator, laminate flooring and a pendant fitting.

#### **BEDROOM**

13'6" x 8'7"

PVC window to the rear aspect, radiator, laminate flooring and a pendant fitting.

#### **OUTSIDE**

Externally the property benefits from a low maintenance garden to the rear with an allocated parking space to the front.

#### **FIXTURES & FITTINGS**

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

#### **LEASEHOLD INFORMATION**

This property is on a Tyneside Lease 'crisscross lease'.

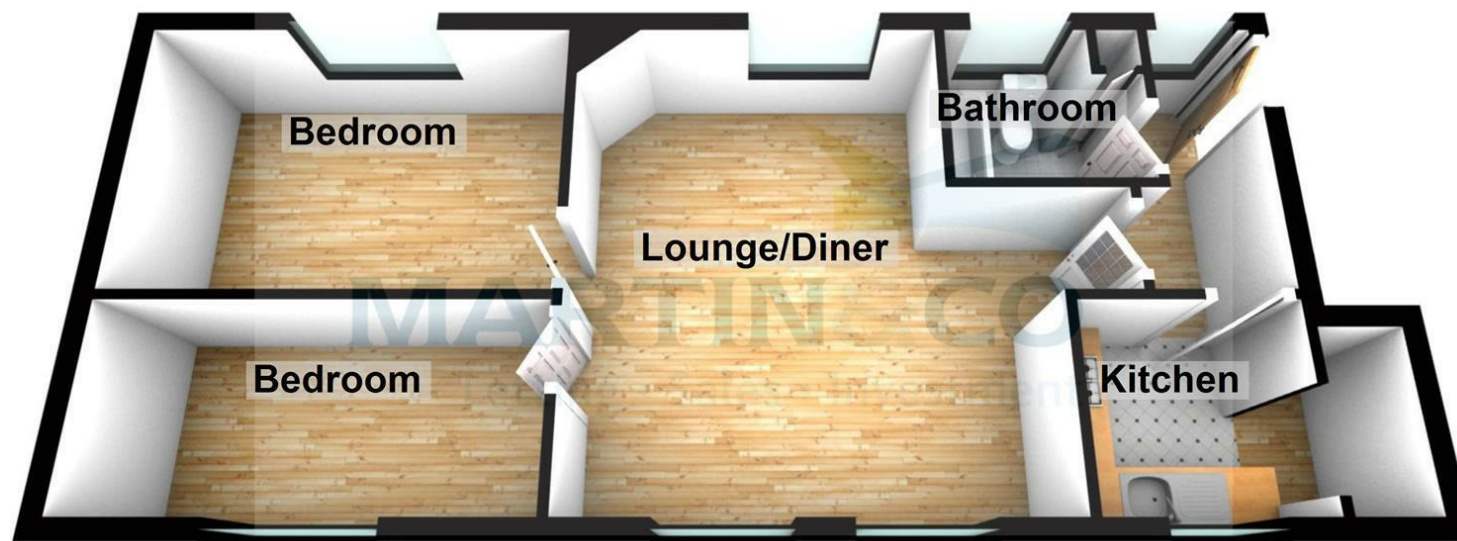
Lease Remaining - 99 Years

Ground Rent - n/a

Service Charge - n/a

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

## 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 PlanUp.

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**<http://www.martinco.com>**



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.