



Monks Manor Court, Lincoln

Asking Price £150,000



MARTIN&CO

Apartment
2 Bedrooms, 1 Bathroom

Asking Price £150,000

- Investment Opportunity
- Uphill Location
- Modern First Floor Apartment
- Rear Garden
- 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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

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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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.

