



Manton Road, Uphill, Lincoln

£950 PCM


MARTIN&CO

Manton Road, Uphill, Lincoln

Flat

2 Bedrooms, 2 Bathroom

£950 PCM

Date Available: 7th January 2024

Deposit: £1,096

Unfurnished

- Desirable UPHILL Location
- Full Gas Central Heating
- Off Road Parking
- Top Floor Flat
- Spacious Accommodation
- Array of White Goods
- Quiet Location

A spacious and well presented Top Floor flat located in the much sort after area of UPHILL Lincoln, only a short walk to the historic Cathedral quarter and Bailgate. The flat benefits from having gas central heating, maintained communal gardens and off road parking.

12 months

Lincoln city council - Band C



FULL DESCRIPTION

First floor, two bedroom apartment located in the desirable uphill area of Lincoln. This well presented property benefits from gas central heating, shared gardens and a newly fitted kitchen. The internal accommodation briefly comprises; Entrance Hall, Living Room, Breakfast Kitchen, Master Bedroom with built in wardrobes, Bedroom 2 with Built in wardrobes and Family Bathroom with a shower over the bath. Viewing is highly recommended to appreciate the standard of accommodation this home has to offer.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy
Council tax band - C - Lincoln City Council



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	75	76
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		

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