



Manton Road, Uphill, Lincoln

£900 Per Month


MARTIN&CO

Manton Road, Uphill, Lincoln

Flat

2 Bedrooms, 2 Bathroom

£900 Per Month

Date Available: 31st January
2025

Deposit: £1,038

Unfurnished

- Desirable UPHILL Location
- Full Gas Central Heating
- Off Road Parking
- Top Floor Flat
- Spacious Accommodation
- Array of White Goods
- Quiet Location
- EPC - C
- Initial 6 month
- Council Tax - C

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.

Unfortunately we cannot accept smokers or pets on this property.

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

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 8 mbps
Superfast 80 mbps

Satellite & Cable TV Availability
BT Sky Virgin



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(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	

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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.