



**Monks Manor Court, Lincoln**

**£800 Per Month**



# Monks Manor Court, Lincoln

## Apartment

2 Bedrooms, 2 Bathroom

£800 Per Month

Date Available: 5th August 2025

Deposit: £923

Unfurnished

- First Floor Apartment
- Two Bedrooms
- Light and Airy Property
- Rear Garden
- Off Road Parking
- Popular Location

**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. Comprising of two good sized bedrooms, spacious lounge, bathroom and kitchen. Off road parking and rear garden.



**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. Comprising of two good sized bedrooms, spacious lounge, bathroom and kitchen. Off road parking and rear garden.

Pets considered on a case by case basis. Unfortunately we cannot accept smokers at this property.

Initial 6 month tenancy  
 EPC - C  
 Lincoln City Council - A

Mobile (based on calls indoors)  
 O2 EE Three Vodafone

Broadband (estimated speeds)  
 Standard 12 mbps  
 Superfast 67 mbps

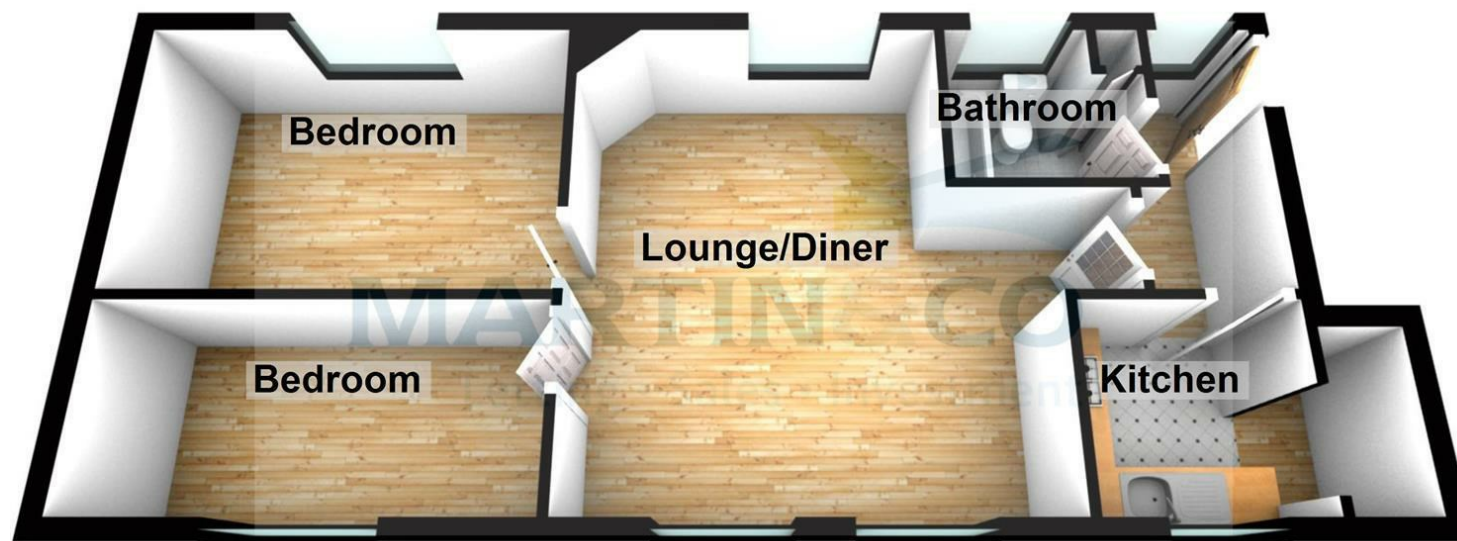
Satellite & Cable TV Availability  
 BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	77
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
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## 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.