



**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>76</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		
<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>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**01522 503727**  
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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.