



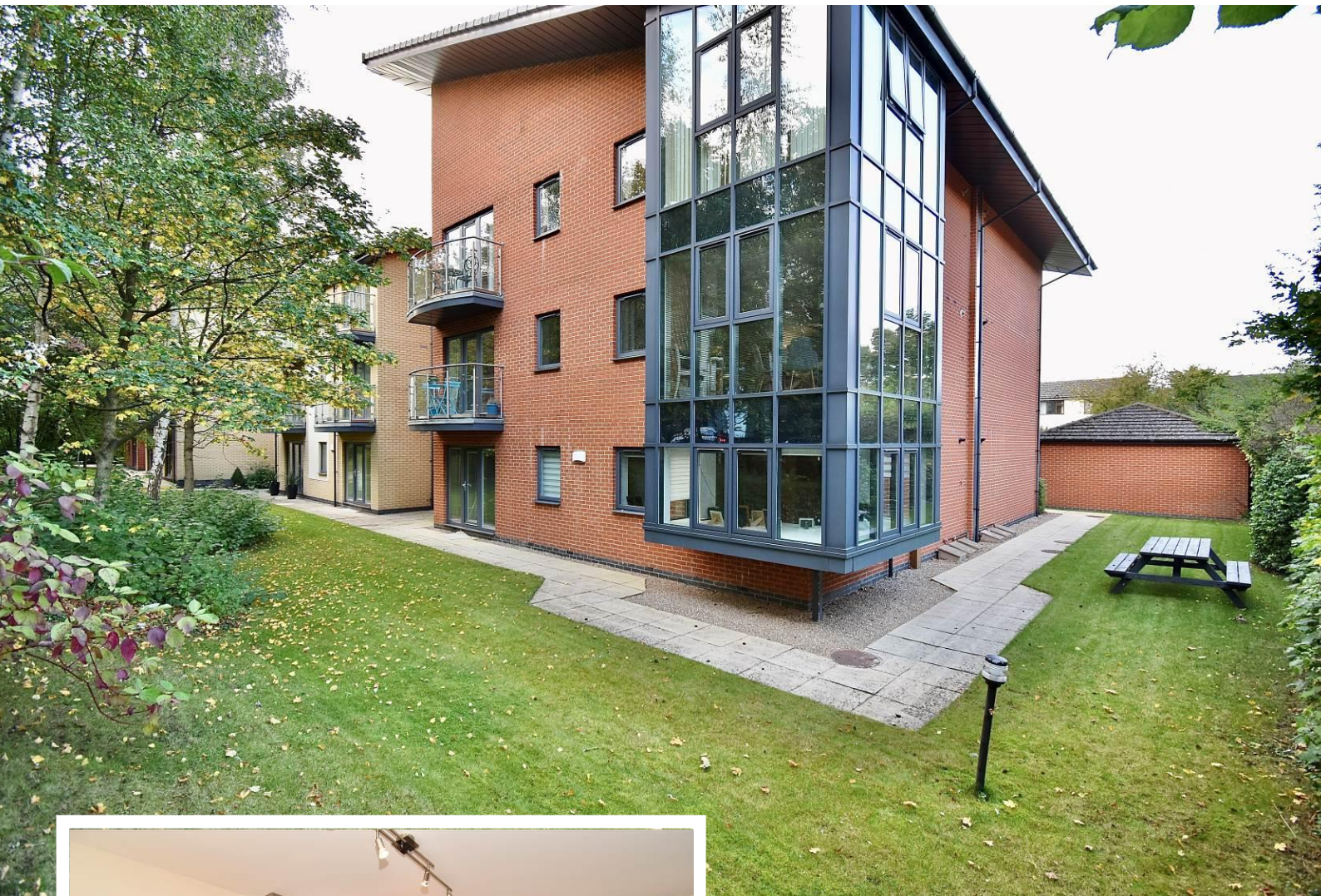
## 39 Manton Road

Lincoln, LN2 2JL

**£175,000**

This is a two bedroomed luxury ground floor apartment located in a secure and gated development situated just off Longdales Road in the sought after Uphill area of Lincoln and within walking distance of the popular Bailgate and Cathedral Quarter, whilst also having easy access to Lincoln City Centre, Lincoln Train Station and A46 Bypass. The apartment offers well presented and spacious living accommodation comprising of Communal Entrance, Inner Hallway with storage cupboard which leads to the Main Bedroom with En-Suite Shower Room, Second Bedroom, Bathroom and Open Plan Living Space with a modern fitted kitchen, a range of integral appliances and double doors leading to the attractive communal gardens. Outside there is an allocated parking space and communal gardens. Viewing on the apartment is highly recommended and would make an ideal first time buy or buy to let investment.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**TENURE - Leasehold.**

Term of Lease - 999 year Lease commencing on 16th April 2007 until 16th April 3006.

Service Charge and Ground Rent - TBC.

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS -** From our offices proceed up Lindum Hill, left after the bend, round the Cathedral and through the arch near the traffic lights. Bear right onto Nettleham Road and at the roundabout turn left onto Longdales Road. Continue along Longdales Road and turn right onto Ravendale Drive and left onto Aubourn Avenue, proceed along and turn left onto Manton Road where the apartment can be located.

**LOCATION -** The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery.



The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

#### COMMUNAL ENTRANCE

Having secure post box and giving access to the Apartments.

#### INNER HALLWAY

Storage cupboard, radiator and doors leading to the Open Plan Living Space, Bathroom and two Bedrooms.

#### BATHROOM

6' 2" x 7' 9" (1.89m x 2.38m) Having modern suite comprising of bath with tiles surround, WC and wash hand basin, tiled flooring, partly tiled walls, extractor fan and radiator.

#### BEDROOM 1

9' 10" x 9' 7" (3.00m x 2.94m) With uPVC window to the front aspect, radiator, fitted wardrobes and door to the En-Suite.

#### EN-SUITE

6' 4" x 6' 0" (1.94m x 1.83m) Having modern suite comprising of shower cubicle with tiled surround, WC and wash hand basin, tiled flooring, partly tiled walls, extractor fan and radiator.



#### BEDROOM 2

9' 4" x 12' 3" (2.85m x 3.75m) With uPVC window to the front aspect and radiator.

#### OPEN PLAN LIVING DINING KITCHEN

23' 0" x 14' 8" (7.02m x 4.48m) With uPVC windows, radiator and double doors leading to the communal gardens.

**KITCHEN AREA** - Having tiled flooring and fitted with a modern range of wall, base units and drawers with work surfaces over with matching upstand and breakfast bar. There is a range of integral appliances including washing machine, dishwasher and oven with a four ring gas hob and extractor fan over. There is a stainless steel sink drainer and space for a fridge freezer.

#### OUTSIDE

There is an allocated parking space and communal gardens.





**WEBSITE**

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**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**GENERAL**

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**Ground Floor**

Approx. 67.2 sq. metres (723.8 sq. feet)



Total area: approx. 67.2 sq. metres (723.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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