



**53 Manton Road**

Lincoln, LN2 2JL



Book a Viewing!

**£225,000**

This is an excellent example of a stunning three bedroom executive penthouse apartment positioned in this popular location in Uphill Lincoln, just off Longdales Road and within close proximity to the Bailgate Area. The property has excellent accommodation to comprise of Communal Entrance Hallway, stairs rising to the Second Floor Landing giving access to the Inner Hallway with spiral staircase to the Master Bedroom with En-suite facilities and fitted wardrobes, doors to two Bedrooms with En-suite to Bedroom 2, Family Bathroom and Living, Dining and Kitchen Area fitted with range of modern appliances and boasts views over the City. Outside there is a single garage. The property benefits from gas central heating. Viewing is essential to appreciate the accommodation on offer and the position it sits within this popular residential Uphill Area of Lincoln.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**TENURE - Leasehold.**

Length of Lease - 981 years remaining (999 year lease from 16th April 2007)

Annual Ground Rent - approx. £277.20

Annual Service Charge Amount - approx. £2,680.20

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

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

**DIRECTIONS**

From our offices proceed up Lindum Hill, turning left after the bend, round the Cathedral and through the arch near the traffic lights. Proceed across 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 apartment is particularly well located within this popular uphill residential area and within easy distance of all grades of schooling, shops, superstores, supermarkets, Bailgate Area, Cathedral and other historical buildings. Easy access and bus services into the Lincoln City Centre.

## COMMUNAL ENTRANCE HALLWAY

With secure intercom locked doors, stairs to a first floor landing, post boxes and full height feature UPVC windows to the front aspect.

## STAIRS

With stairs rising to a second floor landing.

## INNER HALL

With door to the communal landing, radiator, double doors to a storage cupboard, further doors to the living, dining and kitchen area, bedrooms 2 and 3 and family bathroom, spiral staircase to the master bedroom, intercom unit and radiator.

## LIVING KITCHEN AREA

23' 0" x 14' 7" (7.01m x 4.44m)

Kitchen Area- With ceramic tiled flooring, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven and four ring gas hob with extraction above, integral dishwasher, automatic washer/dryer, fridge freezer, wall mounted units with complementary splashbacks below, down lighters, radiator and concealed gas central heating boiler.



Living Area - With UPVC window to the front aspect, breakfast bar, radiator and leading into the dining area.

## DINING AREA

9' 3" x 9' 1" (2.82m x 2.77m) With feature UPVC eye level windows to the front and side aspects and space for dining room table.



## BEDROOM 2

9' 8" x 12' 3" (2.95m x 3.73m) With UPVC window and door to a balcony, radiator, feature curved wall and leading into a dressing area.

## DRESSING AREA

8' 5" x 5' 4" (2.57m x 1.63m) With double doors to a wardrobe, radiator and door to en-suite.

## EN-SUITE

6' 6" x 6' 3" (1.98m x 1.91m) With UPVC window to front aspect, suite to comprise of shower, WC and wash hand basin, radiator and partly tiled walls.

## BEDROOM 3

12' 3" x 9' 4" (3.73m x 2.84m) With UPVC window to the front aspect and radiator.

## BATHROOM

7' 6" x 6' 2" (2.29m x 1.88m) With tiled flooring, partly tiled walls, suite to comprise of bath, WC and wash hand basin, radiator and extraction fan.





**SPIRAL STAIRCASE TO THE SECOND FLOOR LANDING**  
With doors to master bedroom and airing cupboard housing the hot water tank.

**MASTER BEDROOM**

12' 4" x 15' 4" (3.76m x 4.67m) With UPVC window to the side aspect, fitted wardrobes, radiator and door to en-suite shower room.

**EN-SUITE**

9' 7" x 4' 1" (2.92m x 1.24m) With tiled flooring, partly tiled walls, suite to comprise of shower, WC and wash hand basin, radiator and extraction fan.

**OUTSIDE**

There is a secure intercom unit, gated access to the apartments, single garage and well maintained garden.



**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co., Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

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 thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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**Ground Floor**



**First Floor**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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