



75 Riverside Drive

Lincoln, LN5 7PB



Book a Viewing!

£128,000

This modern second floor apartment located in a waterside setting is situated within close proximity to Lincoln City Centre. The internal accommodation briefly comprises of Entrance Hall, Lounge Diner with Juliet Balcony, Kitchen, Two Double Bedrooms and a Bathroom. The property further benefits from an allocated parking space. The property is currently let out on an Assured Shorthold Tenancy agreement. Viewing of this property is highly recommended.



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SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING – C.

COUNCIL TAX BAND – B (Lincoln City Council)

LOCAL AUTHORITY - Lincoln City Council

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

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 University.

LEASEHOLD INFORMATION

Years Remaining on Lease - 105 years

Annual Ground Rent - £202.34

Annual Service Charge Amount - £405.00

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

ENTRANCE HALL

With intercom system and electric heater.

LOUNGE/DINER

20' 2" x 10' 11" (6.16m x 3.35m) With double glazed French doors to Juliet balcony overlooking the river with an electric heater.

KITCHEN

13' 3" x 8' 2" (4.05m x 2.49m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, space for washing machine, storage cupboard, tiled splashbacks and double glazed window.

BEDROOM 1

10' 4" x 12' 4" (3.15m x 3.78m) With double glazed window, built-in wardrobe and electric radiator.

BEDROOM 2

11' 10" x 7' 10" (3.62m x 2.41m) With double glazed window and electric radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin with tiled splashbacks.

OUTSIDE

The property benefits from an allocated parking space.

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

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 – HOW WE MAY REFER YOU TO

Slings & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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. Water 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.

Claverings 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 Finance and Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Finance and Services 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 HomeBuyer Reports, call 01522 550888 and ask for Steven Spivey MNRICS.

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

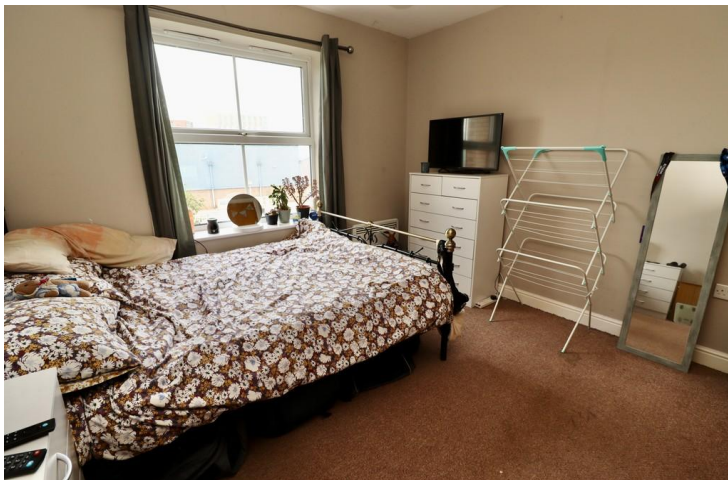
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 are for the vendors (Lessors) for whom they act as Agents give notice that:

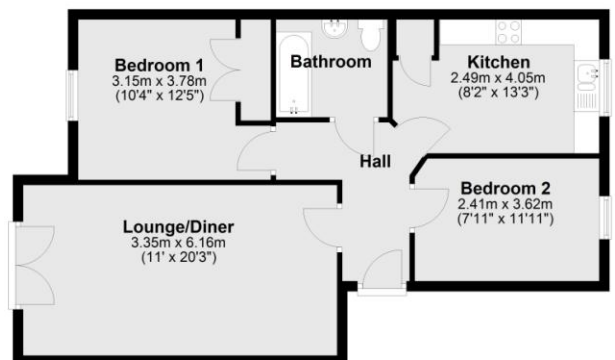
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly those stated herein as not verified.

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Second Floor

Approx. 63.5 sq. metres (683.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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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