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169 Riverside Drive, Lincoln, LN5 7NZ



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Asking Price: £100,000



This well-presented 1-bedroom ground-floor apartment is centrally located in Lincoln, close to shops, the university, and amenities. It features an open-plan lounge, kitchen, and dining area, plus a spacious double bedroom and bathroom. Ideal for investors, first-time buyers, or students. Leasehold with an EPC rating of C.

#### Key Features

- Ground floor apartment
- Central Lincoln City location
- Perfect first time buy
- Ideal investment property
- Allocated parking space
- Open plan living & kitchen area
- Double bedroom
- Bathroom with shower over bath
- EPC rating C
- Tenure: Leasehold



## Introduction

This well-presented, one-bedroom ground-floor apartment offers an ideal location in the heart of Lincoln City, making it perfect for a variety of buyers. Positioned within easy reach of local shops, the university, and a range of amenities, it provides a convenient lifestyle with everything you need just a short walk away.

Upon entering the apartment, you're greeted by an entrance hall, which leads to a spacious and airy open-plan living area. The lounge, dining, and kitchen spaces are seamlessly combined, offering a modern and versatile area that's perfect for relaxation or entertaining. The modern kitchen area provides ample space for cooking and dining.

This apartment is an excellent investment opportunity for landlords, with its central location and proximity to the university making it highly appealing to the rental market. It also presents a fantastic option for first-time buyers looking to get onto the property ladder, or for students seeking a convenient home during their studies. The property is in good condition, with an EPC rating of C, and is offered on a leasehold basis, ensuring long-term security for its new owner.

## Accommodation

### Entrance Hall

1.8m x 3.77m (5'11" x 12'5")

Front entrance door, intercom entry system, and electric radiator.

### Lounge-Diner & Kitchen (Open Plan)

5.7m x 5.92m (18'8" x 19'5")

Open plan kitchen, dining area, and living area. There are uPVC double glazed patio doors to Juliet balcony, two electric radiators.

### Kitchen Area

Range of fitted base and wall units with contrasting roll edge work surfaces, one and a half stainless steel sink unit, integrated electric oven, four ring gas hob, extractor canopy, space and plumbing for washing machine, integrated fridge & freezer, integrated washing machine. There are tiled splash backs, vinyl flooring, extractor fan, and double glazed window to side aspect.

### Bathroom

1.71m x 2.08m (5'7" x 6'10")

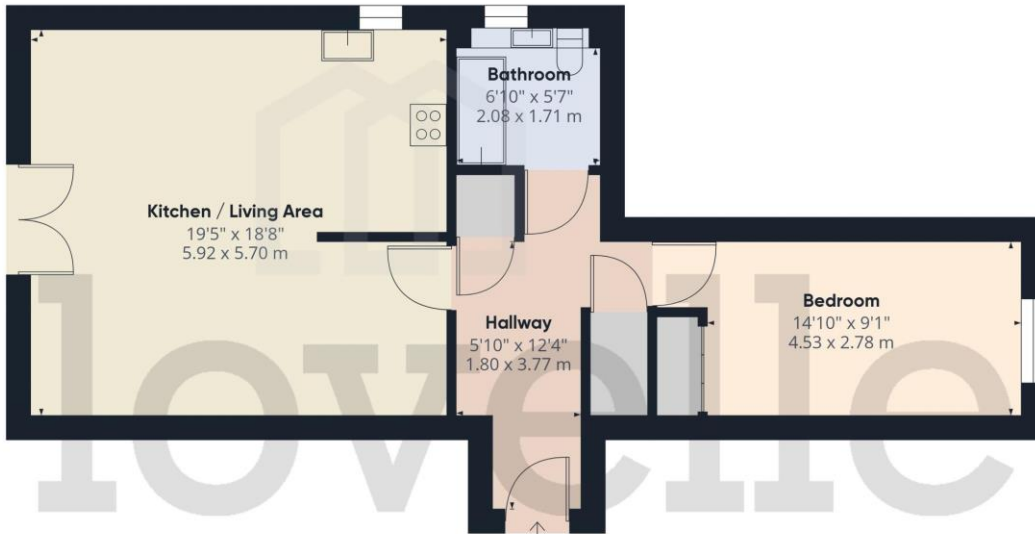
Fitted white suite comprising, panelled bath with mixer shower attachment and glazed shower screen. Low level WC, and pedestal wash hand basin. There are tiled splash backs, vinyl flooring, shaver wall socket, heated towel rail, and double glazed window to side aspect.

## Outside

### Parking Space

Allocated parking space.





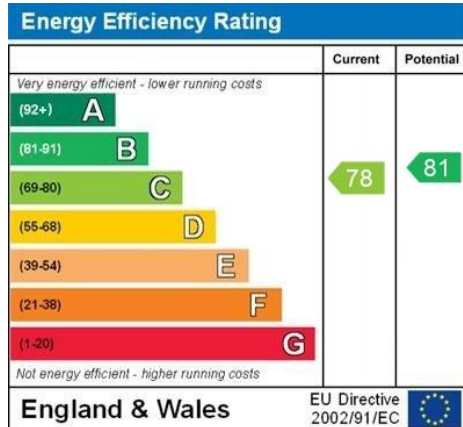
Approximate total area<sup>(1)</sup>  
668.22 ft<sup>2</sup>  
62.08 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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