

Riverside Drive, Lincoln, LN5 7NZ



Asking Price £122,000 Leasehold



****AVAILABLE TO INVESTORS ONLY**** with tenant in situ with rent of £670 per month " A First Floor 2 double bedroom apartment off the High Street being close to many shops, restaurants and other fantastic amenities.

The apartment consists briefly of: Open plan living/dining/kitchen area with a Juliet balcony and integrated appliances, both double bedrooms have built in wardrobes, hallway with two large storage cupboards, bathroom with shower over bath, electric heating, double glazing and one allocated parking space.

Leasehold property on a 125 year lease with rental yield before service charges of: 6.18%

Accommodation

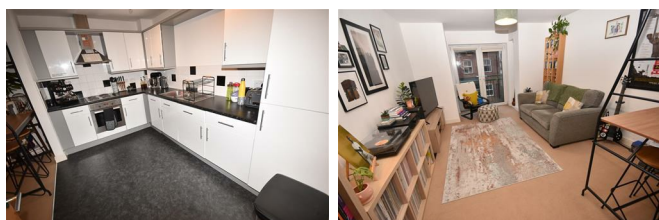
The Apartment is located on the first floor and is accessed from a security controlled ground floor main door having door entry system and intercom linked to the apartment.

Hallway



Having entrance matting with the remainder of flooring laid to carpet, two large storage cupboards, one housing the hot water tank the other the electrical consumer unit, carpeted flooring, programmable room thermostat for Dimplex electric heaters and door entry phone.

Kitchen/Dining Room/Living 19'11" x 11'9"



Having UPVC double doors opening inwards with a Juliet balcony behind and additional side windows at the lounge end which has carpeted flooring and pendant lighting. The kitchen end is laid to vinyl flooring, with a range of gloss wall and base units, integrated fridge freezer, electric oven, 4 ring hob with extractor above, laminate worktops with tiled splash-back, one and half bowl stainless steel sink with a swan neck mixer tap, extractor fan and a 4 spot lighting unit on the ceiling.

Bedroom 1 12'1" x 10'7"



Window to front elevation, fitted double wardrobes, dimplex electric heater, carpeted flooring and pendant lighting.

Bedroom 2 12'1" x 8'1"



Window to front elevation fitted double wardrobes, dimplex electric heater, carpeted flooring and pendant lighting.

Bathroom 7'5" x 6'9"



Having a three piece suite comprising of paneled bath with mixer taps and shower over with fully tiled enclosure with shower screen, close coupled toilet, pedestal sink with separate hot and cold taps, mirror and shaver socket and wall light unit, extractor fan, vinyl flooring and fluorescent light unit on ceiling.

Service Charges

The annual service charges are through RMG Living which are £104.72 per month with additional water and sewerage charges invoiced quarterly (last invoice was £65.10) This water bill can be passed onto tenants as their metered usage.

There is also a quarterly reserve fund charge of £46.76 per quarterly or £15.58 per month.

Ground Rent & Lease Info

The lease is for 125 years from 29/09/2005 expiring 28/09/2130 The Annual ground rent is set at a fixed £150 per year. The freehold is owned by Allison Homes Eastern Ltd

Communal Bin Storage

All apartments have purpose built communal bin storage areas keeping the area well managed and clean.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the

dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

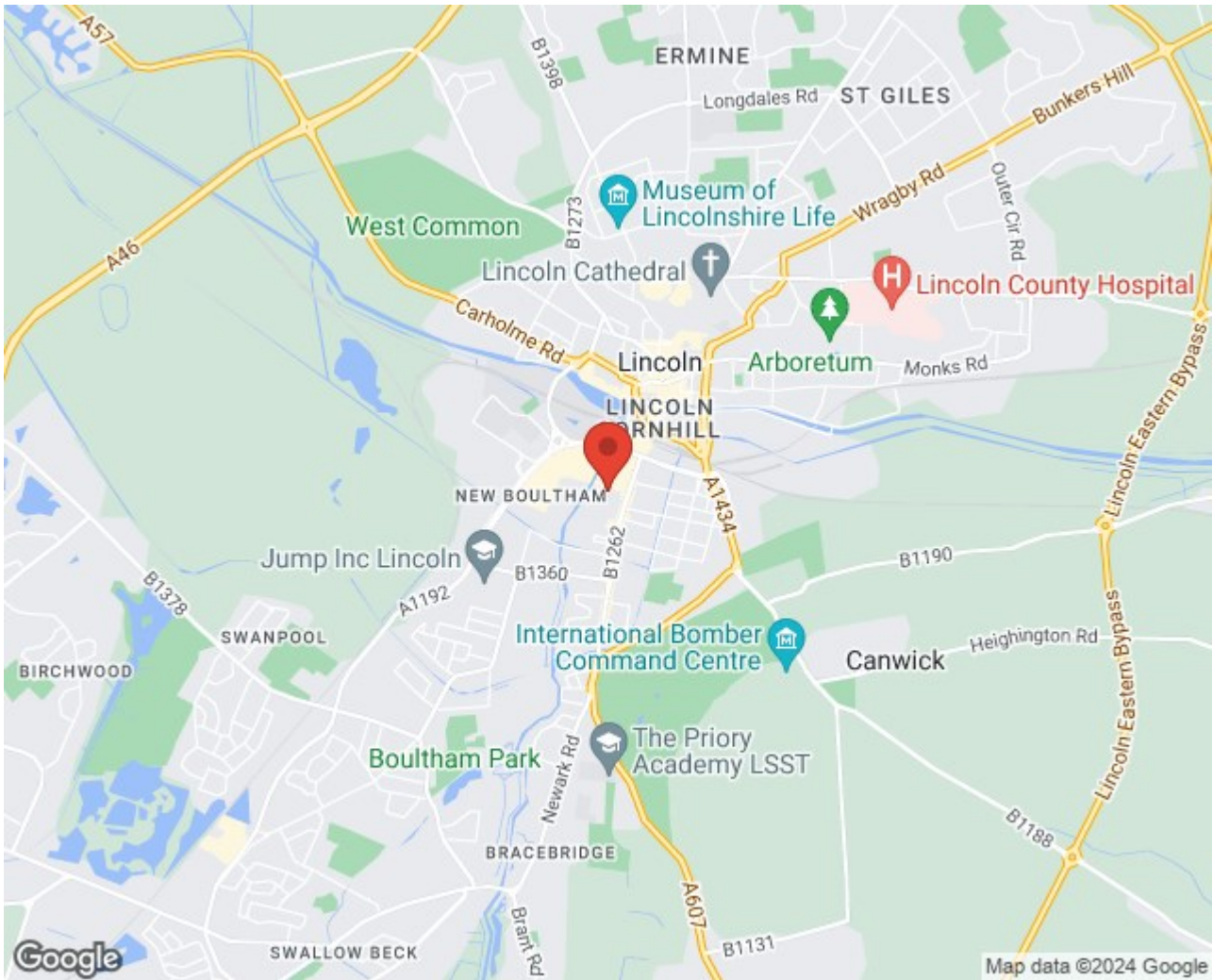
Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Ground Floor



Measurements: These approximate room sizes are only intended as general



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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