



- First Floor Apartment
- Riverside Views
- Spacious Living Accommodation
- 2 Double Bedrooms

- 14'10" Lounge Diner With Balcony
- Allocated Parking Space
- Short Walk To City Centre
- Call Today To View!

Riverside Lawns, Peel Street, LN5 8GA,
£137,000 - Leasehold





CLOSE TO CITY CENTRE WITH RIVERSIDE VIEWS! Starkey&Brown are pleased to offer for sale this spacious first floor apartment located within walking distance of Lincoln city centre and offering west-facing views over the River Witham. Accommodation briefly comprises entrance lobby, entrance hallway, 14'10" lounge diner with French doors leading onto west-facing balcony, 9'10" kitchen, 2 generous double bedrooms and bathroom with 3 piece bathroom suite. The property also benefits from allocated parking space within a secure car park, intercom entry system and communal bike store. Call today to view. Council tax band: B. Leasehold.



Entrance Lobby

Having main entrance door. Door into:

Entrance Hallway

Having laminate wood effect flooring and telephone for entry system.

Lounge Diner

14' 10" x 13' 6" max (4.52m x 4.11m)

Having laminate wood effect flooring, electric wall heater, dado rail, coved ceiling and French doors leading onto west-facing balcony with views over the River Witham.

Kitchen

9' 10" x 7' 3" (2.99m x 2.21m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for full height fridge freezer, space for tumble dryer, plumbing for washing machine, tiled effect vinyl flooring and coved ceiling.

Bedroom 1

13' 8" x 10' 0" (4.16m x 3.05m)

Having laminate wood effect flooring, electric wall heater and coved ceiling.

Bedroom 2

13' 8" x 7' 4" (4.16m x 2.23m)

Having laminate wood effect flooring, electric wall heater and coved ceiling.

Bathroom

Having 3 piece suite comprising panelled bath with electric shower appliance and folding glass shower screen, pedestal wash hand basin, low level WC, ceramic tiled floor, electric wall heater, airing cupboard housing hot water cylinder, part tiled walls and extractor.

Outside

The property benefits from a secure gated car park where the property benefits from its own allocated parking space and communal use of a bike store.

Agents Note

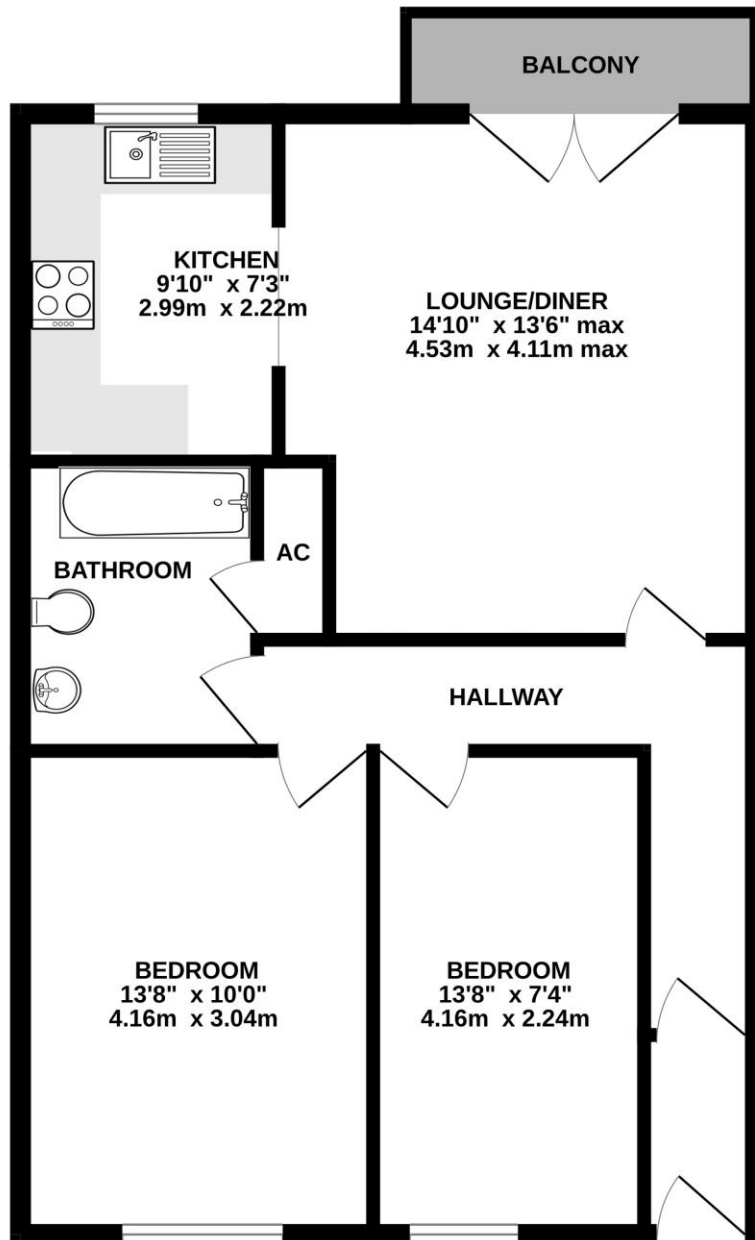
The property benefits from a 125 year lease which commenced in January 2000. Ground rent fixed at £10 per year. Service charges are payable for the maintenance and upkeep of communal facilities within the development and amounts to £1,639.61 per year to be paid six monthly (£819.81 every six months). Call today for further information.

Agents Note 1

We are advised by the sellers that the property and surrounding area has never flooded.



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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