



- Spacious Second Floor Apartment
- 2 Double Bedrooms
- Close To City Centre
- 18'10" Lounge Diner With

Juliette Balcony

- 13'6" Kitchen
- Intercom Entry System
-

Riverside Drive, Lincoln, LN5 7PB,
Monthly Rental Of £995





Starkey&Brown is pleased to offer for rent this spacious and well presented second floor apartment with views over the River Witham. The property benefits from intercom entry system and has accommodation which briefly comprises spacious entrance hallway, 18'10" lounge diner with west-facing Juliette balcony overlooking the River Witham, 13'6" max kitchen, 2 double bedrooms and bathroom. Council tax band: B EPC Rating: B. Holding deposit £229.00. Deposit £1148.00



Entrance Hallway

Having main entrance door, telephone for telecom entry system and electric wall heater.

Lounge Diner

18' 10" x 11' 1" (5.74m x 3.38m)

Having west-facing French doors with views over the River Witham. Additional side window with views of Lincoln Water Tower and Castle Walls and an electric wall heater.

Kitchen

13' 6" max x 8' 4" (4.11m x 2.54m)

Having a range of matching wall and base units, one and a half bowl stainless steel sink and drainer unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for full height fridge freezer, plumbing for washing machine, tiled effect vinyl flooring, electric wall heater and airing cupboard housing hot water cylinder.

Bedroom 1

12' 6" max x 10' 4" (3.81m x 3.15m)

Having window with views over the River Witham, built-in double wardrobe and electric wall heater.

Bedroom 2

11' 8" x 8' 1" (3.55m x 2.46m)

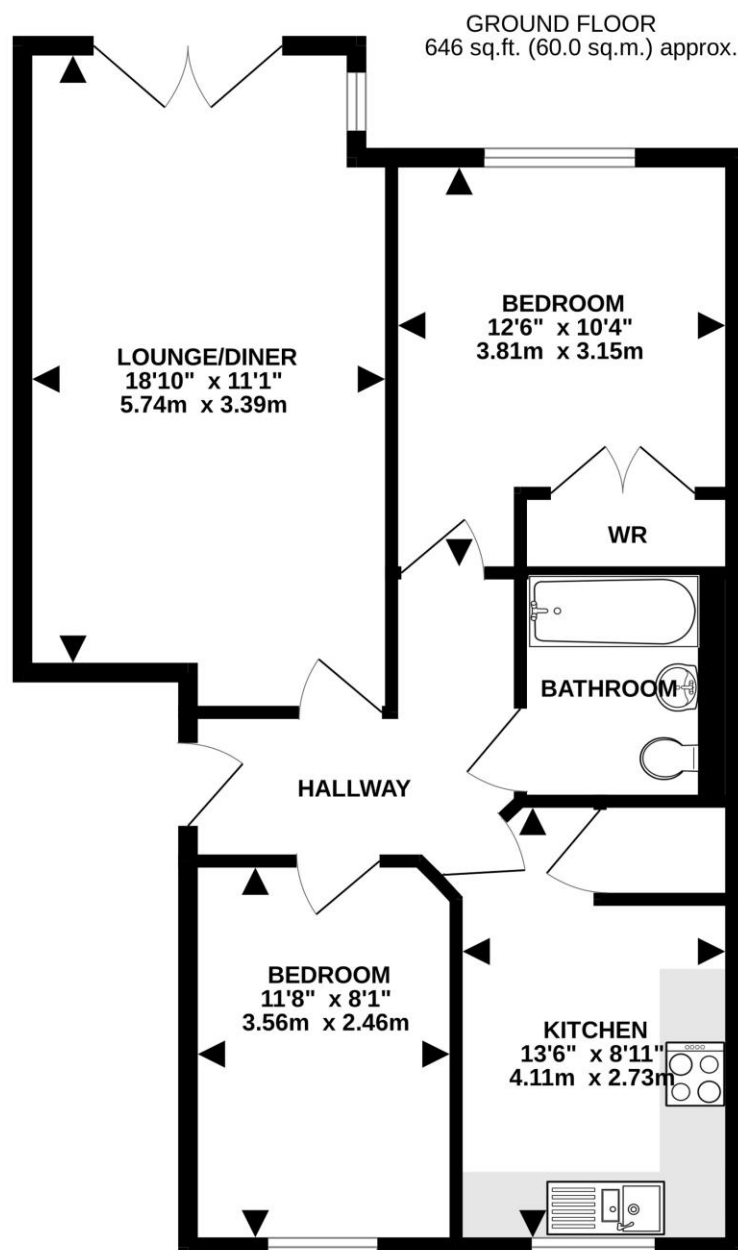
Having electric wall heater.

Bathroom

Having 3 piece suite comprising panelled bath with handheld shower attachment over, pedestal wash hand basin, low level WC, electric wall heater, part tiled walls and extractor.

Agents Note

Service charges are payable for the maintenance of all communal areas and for buildings insurance and amounts to approximately £1,500 per annua,. Call for further information.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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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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