



Riverside Drive, Lincoln LN5 7NZ

welcome to

Riverside Drive, Lincoln

Early viewing is essential for this modern and well presented ground floor apartment situated in a highly sought after location near to Lincoln City Centre, benefitting from local access to a wealth of amenities and allocated parking.



Entrance Hall

With entry phone, two storage cupboards housing hot water cylinder and fuse box, carpet flooring and radiator.

Kitchen / Diner / Living Space

With double glazed door to the front opening to Juliet balcony, a modern fitted kitchen in a range of wall and base units with work surfaces, integral oven, induction hob with cooker hood fitted over, integral fridge freezer, stainless steel sink and drainer, tiled splashback, double glazed window to the rear, carpet flooring, radiator and TV point.

Bedroom One

With double glazed window to the front, TV point, carpet flooring and fitted wardrobe/storage.

Bathroom

Bath with shower fitted over, wc, wash hand basin, radiator, part tiling, extractor fan and vinyl flooring.



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welcome to

Riverside Drive, Lincoln

- WELL PRESENTED GROUND FLOOR APARTMENT
- OPEN PLAN LIVING
- FANTASTIC INVESTMENT OR FIRST TIME BUY
- MODERN FITTED KITCHEN WITH APPLIANCES
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR120538 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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