



Riverside Drive, Anchor Quay

Offers In Excess Of £100,000


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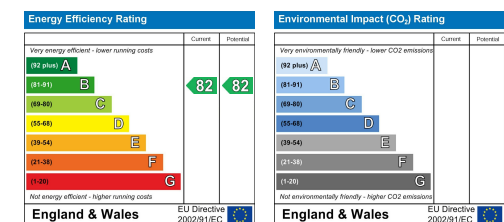
Riverside Drive, Anchor Quay

Apartment

1 Bedrooms, 1 Bathroom

Offers In Excess Of £100,000

- Investment Opportunity - Net Yield - 5.6%
- Modern Property
- Open Plan Living
- Situated Close to City Centre
- No Onward Chain
- Tenure - Leasehold, 105 Years Remaining
- Service Charge - £1,739.56PA / Ground Rent - £134.89PA
- EPC Rating - C / Council Tax Band - A



INVESTMENT ONLY - CURRENT 5.6% NET YIELD One bedroom second floor apartment overlooking the River Witham, situated within walking distance to the city centre. Comprising internally of an entrance hall, open plan living / kitchen, one bedroom and a bathroom. No onward chain.

Please note, there is no allocated parking bay with this apartment.

The Anchor Quay development is well situated being within walking distance to the Lincoln University and the High Street for a variety of amenities.

EPC Rating - C

Council Tax Band - A

Tenure - Leasehold

Investment Opportunity

This property is available as an investment only purchase with a tenant situ on a fixed term AST until August 2025 paying £625pcm.

Entrance Hall

Carpet flooring with a fitted mat well, pendant fitting, electric heater and a shelved airing cupboard housing the hot water cylinder and mains consumer unit.

Living Room

19'3" x 11'11"

PVC windows in a box bay, carpet flooring, electric panel heater and two pendant fittings. Open plan to the kitchen.

Kitchen

8'1" x 7'7"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fully fitted with an oven, electric hob with extractor over, integrated fridge freezer and a freestanding Indesit washing machine included within the sale. Vinyl flooring, light fitting and ceiling extractor.

Bedroom

17'0" x 10'7"

PVC window overlooking the river, carpet flooring, pendant fitting, electric panel heater and a built in wardrobe.

Bathroom

7'0" x 6'2"

Three piece suite comprising of a low level WC, pedestal wash basin and a panel

bath with shower head and hose attachment. Vinyl tile effect flooring, electric towel radiator, light and extractor.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Leasehold Information

Lease Remaining - 105 Years

Ground Rent - £134.89 per annum

Service Charge - £1,739.56 per annum

Review Period - annually

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.