



Riverside Drive, Lincoln



**£129,950**

- First Floor Apartment
- Two Double Bedrooms
- Lounge Diner
- Kitchen With Appliances
- Allocated Parking Space
- City Centre Development
- Leasehold
- EPC rating B



Newton Fallowell are pleased to offer for sale this first floor apartment, located in this popular city centre development and walking distance of the High Street and University. Currently let and achieving £8340 per annum. The apartment offers spacious accommodation with an entrance hall, open plan living space with built in appliances to the kitchen area, two double bedrooms and separate bathroom. The property has electric heating, upvc double glazing and comes with allocated parking.

**Entrance Hall 0'0" x 0'0" (0.00m x 0.00m)**

Telephone intercom entry system, wall mounted electric panel heater and built in cupboard housing hot water cylinder.

**Lounge 18'0" x 12'0" (5.5m x 3.7m)**

Windows to both rear and side aspects and wall mounted electric panel heater.

**Kitchen 11'0" x 7'0" (3.4m x 2.1m)**

Window to front aspect. Fitted with a range of base and wall units with work surfaces over, one and a half bowl stainless steel drainer sink unit with mixer tap over. Integrated appliances include oven with four plat hob and extractor hood over, fridge freezer and washer dryer.



### Bedroom One 15'0" x 10'0" (4.6m x 3m)

Window to rear aspect, wall mounted electric panel heater and built in double wardrobes.

### Bedroom Two 11'0" x 10'0" (3.4m x 3m)

Window to front aspect and wall mounted electric panel heater.

### Bathroom 6'0" x 6'0" (1.8m x 1.8m)

Fitted with a white suite comprising low level wc, wash hand basin and panelled bath with shower from tap and glazed shower screen. Heated towel rail, extractor fan and part tiled walls.

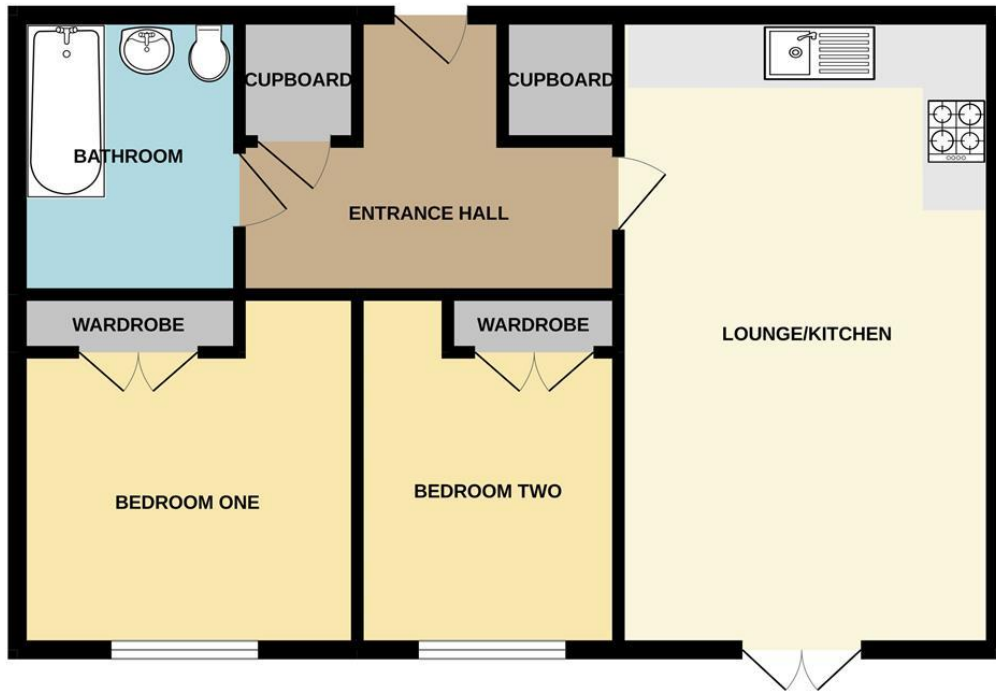
### Outside

There is an allocated parking space.

### Agent Notes

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 or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

# GROUND FLOOR



RIVERSIDE DRIVE LN5 7NZ

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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