



Riverside Drive, Lincoln



**£134,950**

- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- En-Suite and Bathroom
- Allocated Parking Space
- City Centre Development
- Leasehold
- EPC rating B



**\*\* Virtual Viewing Available \*\* No Onward Chain. City centre Ground Floor Apartment boasting Two Double Bedrooms, Lounge, Kitchen with Integrated Appliances and Bathroom. The property benefits from uPVC Double Glazing and Electric Heating. Outside there is an allocated off road parking space.**

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

With built in storage cupboard and airing cupboard.

**Open Plan Living Space 27'0" x 10'0" (8.2m x 3m)**

Window to rear, electric wall heater, range of base and eye level units with integrated appliances and an inset sink unit.

**Bedroom One 21'0" x 10'0" (6.4m x 3m)**

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

**En Suite to Bedroom One 0'0" x 0'0" (0.00m x 0.00m)**

With corner shower, wash basin, W.C and electric towel rail.



### Bedroom Two 11'0" x 9'0" (3.4m x 2.7m)

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 a heated towel rail.

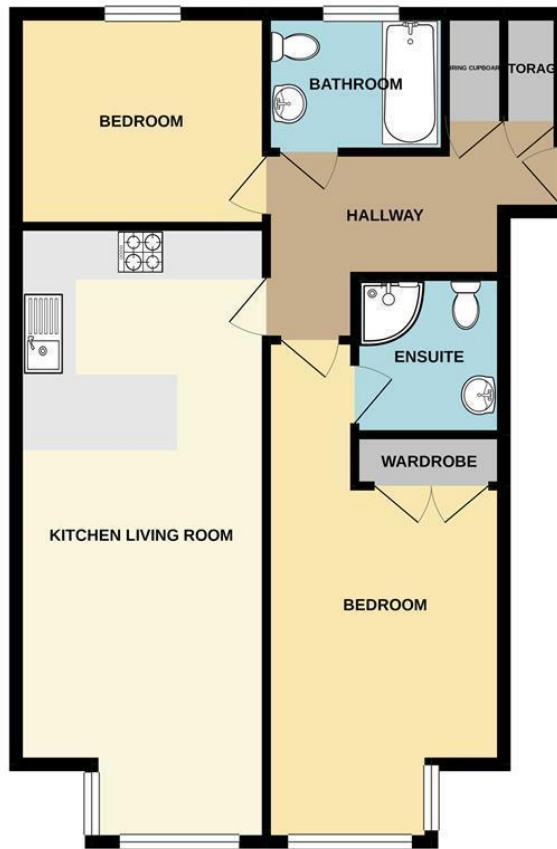
### Outside

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  
759 sq.ft. (70.5 sq.m.) approx.



RIVERSIDE DRIVE LINCOLN LN5 7PB

TOTAL FLOOR AREA : 759 sq.ft. (70.5 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.



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



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