



Riverside Drive , Lincoln



£125,000

- Top Floor Apartment
- Two Bedrooms
- En-Suite & Bathroom
- Open Plan Living
- Kitchen with built in Appliances
- NO ONWARD CHAIN
- Leasehold
- EPC rating B



Situated within this popular, modern City Centre development and within walking distance to the University of Lincoln and the High Street area.

This top floor Apartment consists of accommodation comprising of Entrance Hall, Open Plan Living Kitchen Dining area, Two Double Bedrooms, En-Suite to Master and a further Family bathroom. The property benefits from uPVC double glazing and electric heating.

Communal Entrance 11.00m x 5.00m (36'1" x 16'5")

The property is entered via a secure intercom system to the ground floor with stairs to the second floor where the property can be found.

Entrance Hall

With built in storage cupboard and airing cupboard.

Open Plan Living Space 23.00m x 10.00m (75'6" x 32'10")

With window to the side and rear elevation with wall mounted panel heater and kitchen area with breakfast bar.



Kitchen Area

Base and eye level units with worktop, tiled splashback, stainless steel sink and built in electric oven, hob with extractor and integrated fridge freezer and washer dryer.

Bedroom One 18.00m x 10.00m (59'1" x 32'10")

With window to the rear elevation, panel heater and door to the en suite.

En-Suite

With corner shower, pedestal wash basin, low level we and electric towel rail and heater.

Bedroom Two 11.00m x 9.00m (36'1" x 29'6")

With window to the front elevation and panel heater.

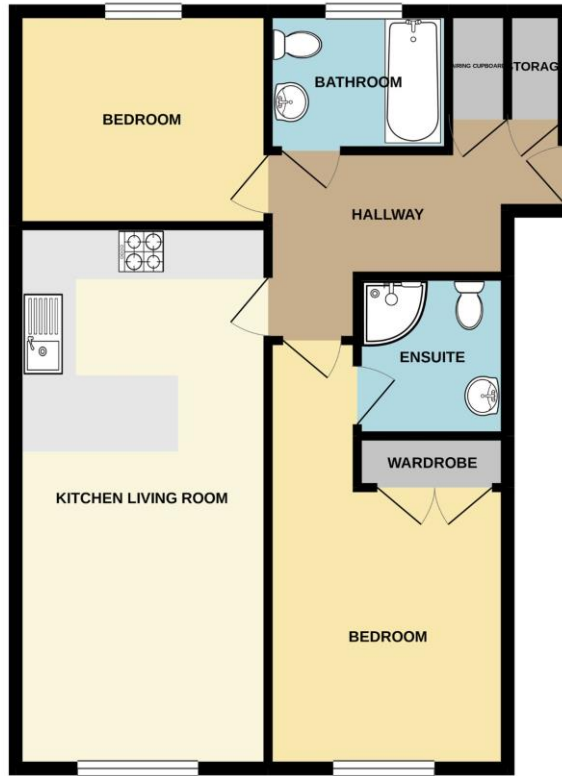
Bathroom 7.00m x 6.00m (23'0" x 19'8")

With window to the front elevation, heated towel rail and heater, paneled bath with mixer shower attachment, low level we and wash basin.

Agents Note

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.

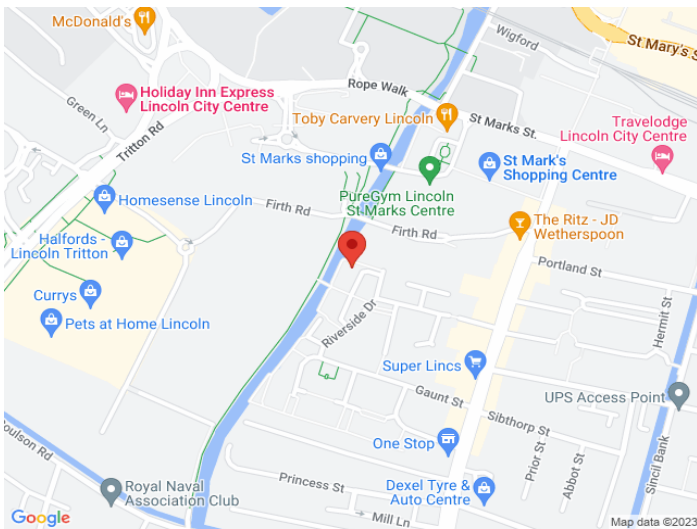
GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



RIVERSIDE DRIVE LINCOLN LN5 7PB

TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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