



Riverside Drive, Lincoln



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£99,500

- Ground Floor Modern Apartment
- No Onward Chain
- Walking Distance To Local Amenties
- City Centre Location
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Leasehold
- EPC Rating C



* NO ONWARD CHAIN * Ground floor ONE DOUBLE BEDROOM Apartment situated within walking distance of the centre of Lincoln. The property overlooks a riverside position and gives easy and convenient access to a wide range of road, rail, and public transport links along with shops, schooling, bars, restaurants, and amenities.

The accommodation comprises Open Plan Lounge/Dining/Kitchen area, Bathroom and One Double Bedroom with fitted wardrobe. Outside the property there is a communal entrance with telephone entry system. The property benefits from uPVC double glazing and electric heating system.

Communal Entrance Hall

The building is entered via a coded entry system.

Entrance Hall

With electric wall heater, smoke alarm, airing cupboard housing fuse box and hot water cylinder, access to

Open Plan Living Kitchen 23'8" x 11'11" (7.2m x 3.6m)



Living Area

Having uPVC double glazed half bay window to front aspect with wall mounted electric heater, TV and power points.

Kitchen Area

Having a range of eye and base level units with counter work surfaces and tiled splash backs, four ring electric hob, oven with extractor hood, integrated appliances to include fridge freezer, washing machine, one and a half stainless steel sink and drainer unit with hot and cold mixer tap over, power points, extractor fan, smoke alarm and vinyl flooring.

Bedroom 10'6" x 19'4" (3.2m x 5.9m)

Having uPVC double glazed half bay window to front aspect overlooking the river, built in double wardrobe and electric wall mounted heater, TV and power points.

Bathroom

Having 3 piece suite comprising of low level wc with cistern, pedestal hand wash basin, panelled bath with mixer tap and shower appliance and glass shower door, vinyl flooring, extractor, electric heater and part ceramic tile surround.

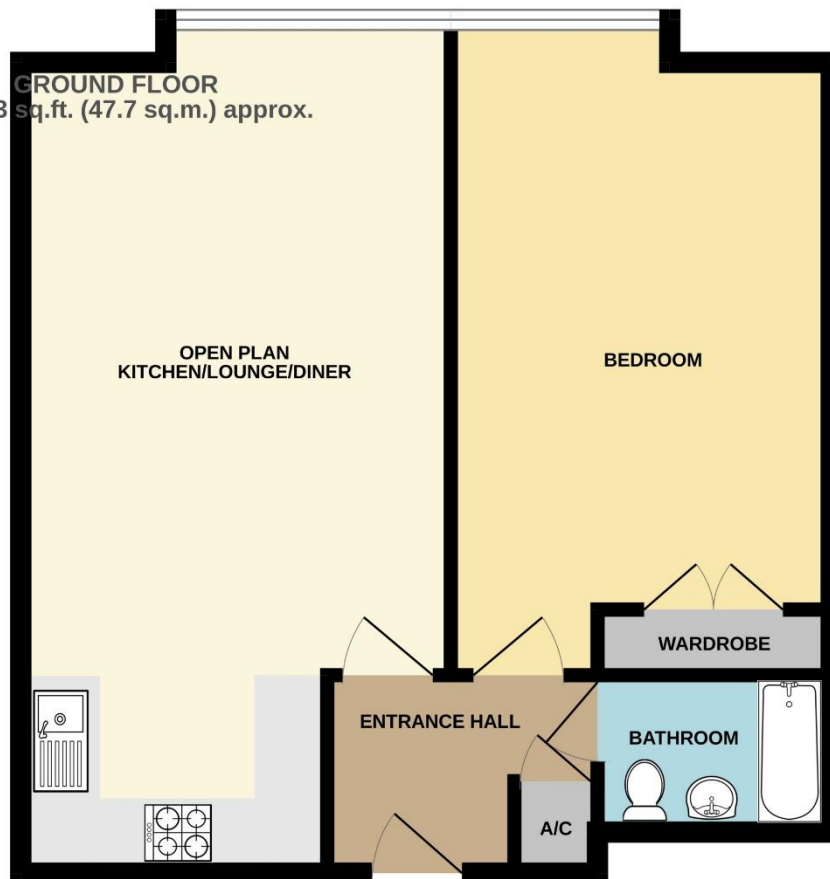
Leasehold Information

We have been advised by the current vendor that there is 105 years remaining on the lease and the ground rent and maintenance charge are approximately £1557.69 per annum and this includes the buildings insurance, window cleaning, maintenance and upkeep of the communal areas.

Agent Notes

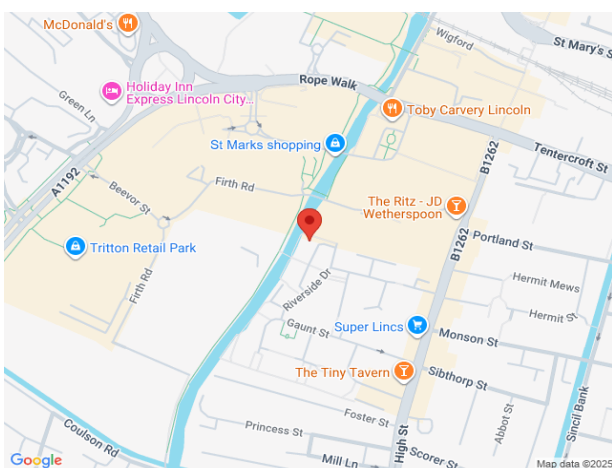
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GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.7 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		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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