



Riverside Drive, Lincoln



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**£110,000**

- Modern Apartment
- First Floor
- Allocated Parking Space
- Open Plan Living Kitchen
- NO CHAIN
- One Bedroom
- Leasehold
- EPC rating C



Well Presented Second Floor, One Bedroom Apartment is offered for sale with NO CHAIN. Currently let and achieving £8340 Per Annum. Situated in the sought-after Anchor Quay development and within walking distance from the High Street and the University of Lincoln.

The accommodation comprises Entrance Hall, 21ft open plan Lounge/Kitchen with integrated appliances including electric oven and hob with extractor over and fridge freezer. One Double Bedroom and Bathroom. Includes one allocated parking space. The property benefits from UPVC double glazing and electric heating throughout.

### Entrance Hall

With electric wall mounted heater, intercom entry system, full sized storage cupboard containing electric hot water cylinder.

### Open Plan Living Kitchen

6.4m x 4.78m (21'0" x 15'8")

### Lounge Area

Windows and patio door to front aspect, electric wall mounted heater.

### Kitchen Area

With a range of base and wall units with work surfaces over, stainless steel drainer sink unit and integrated appliances including electric oven and four plate hob with extractor hood over, indesit integrated washer dryer, and Zanussi full sized integrated fridge freezer.



## Bedroom

3.71m x 3.53m (12'2" x 11'7")

Window to front aspect. Electric wall mounted heater and fitted wardrobe.

## Bathroom

2.26m x 2.08m (7'5" x 6'10")

Fitted with a white bathroom suite comprising wash hand basin, low level wc and panelled bath with shower over and glass screen. Electric wall mounted heater, and ceiling mounted extractor fan.

## Outside

Adjacent to the property there is allocated parking.

## Agent 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.

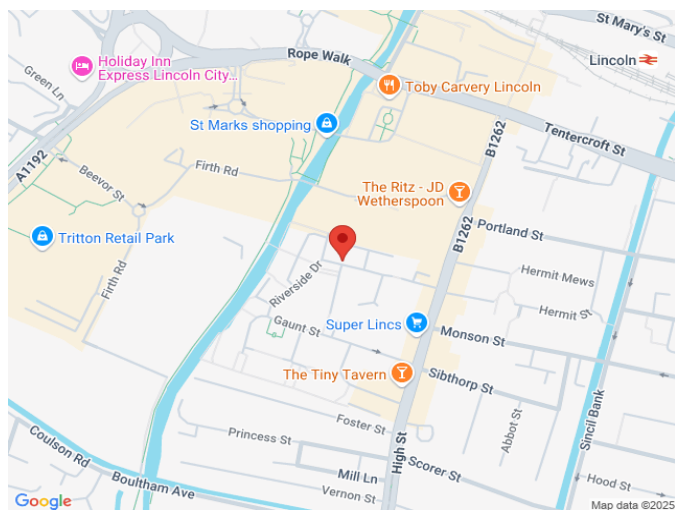
# Floorplan

## GROUND FLOOR



RIVERSIDE DRIVE LNS 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 errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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