



**47 Riverside Drive**

Lincoln, LN5 7PB



Book a Viewing!

## Offers in Region of £120,000

A modern top floor apartment located in this pleasant waterside setting and being within close proximity to Lincoln City Centre. The internal accommodation briefly comprises of Entrance Hall, Lounge Diner, Kitchen, two Bedrooms and Bathroom. Outside there is a balcony providing riverside views and an allocated parking space.



**SERVICES**

Mains electricity, water and drainage. Electric heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE – Leasehold.**

**LEASEHOLD INFORMATION**

Length of Lease - 125 years from September 2005.  
105 years remaining.

Annual Ground Rent - £202.00

Annual Service Charge Amount - £1,620 (includes building insurance)

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**VIEWINGS** - By prior appointment through Mundys.





## LOCATION

The top floor apartment is located centrally within the historic Cathedral and University City of Lincoln. The property is within close proximity of Lincoln University and City Centre. Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL

With secure intercom entry system.

### ENTRANCE HALL

With main entrance door, telephone intercom system and electric heater.

### LOUNGE

10' 6" x 16' 1" (3.2m x 4.9m) With uPVC patio doors with side window to the balcony and electric heater.

### KITCHEN

8' 2" x 13' 5" (2.49m x 4.09m) Fitted with a range of wall, base units and drawers with work surfaces over, fitted oven and hob with extractor hood over, 1½ bowl sink unit and drainer, integral washing machine, fridge and freezer, part tiled surround and a uPVC window.

### BEDROOM 1

With uPVC window, built-in double wardrobe and electric heater.

### BEDROOM 2

7' 10" x 11' 6" (2.39m x 3.51m) With uPVC window and electric heater.

### BATHROOM

6' 7" x 6' 7" (2.01m x 2.01m) With suite to comprise of bath with shower attachment, WC and wash hand basin and part tiled surround.

### OUTSIDE

There is a balcony off the lounge and an allocated parking space.



**WEBSITE**  
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**  
We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**  
Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**  
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

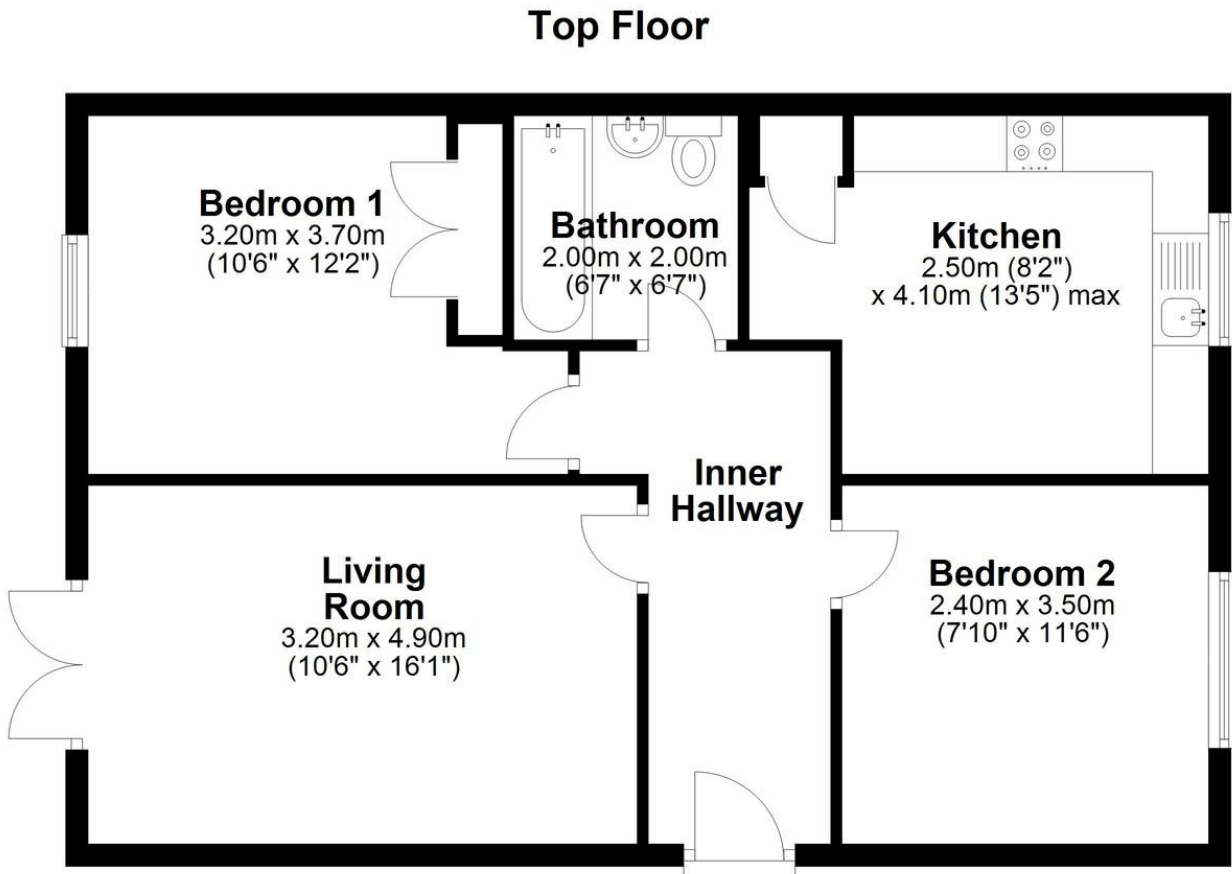
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**  
1. None of the services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**  
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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<b>29 – 30 Silver Street</b> Lincoln LN2 1AS 01522 510044	<b>22 Queen Street</b> Market Rasen LN8 3EH 01673 847487	<b>22 King Street</b> Southwell NG25 0EN 01636 813971	<b>46 Middle Gate</b> Newark NG24 1AL 01636 700888
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

