Riverside Drive, Lincoln
Asking Price £100,000

MARTIN&CO

Riverside Drive, Lincoln
Flat
1 Bedrooms, 1 Bathroom
£100,000

- No chain
- Double Bedroom with Wardrobe
- Kitchen with Integrated Appliances
- Spacious Ground Floor Apartment
- Allocated Parking
- Close to City Centre

Spacious one bedroom ground floor apartment in the sought after Anchor Quay development - Only a short walk away from the city centre. Comprising of: entrance hall, spacious open plan lounge/diner with fitted kitchen including a range of integrated appliances, double bedroom with built-in wardrobe and a bathroom. Includes allocated parking space for one vehicle.
This property is available and makes for an excellent first time buyer or investment purchase

Paragraph
One bedroom larger than average ground floor apartment in the much sought after Anchor Quay development being only a short walk from the city centre. Comprising; entrance hall, spacious open plan lounge/diner with fitted kitchen including a range of integrated appliances. Double bedroom with integral wardrobes and a bathroom. Allocated parking space for one vehicle. This property is available and makes for an excellent first time buyer or investment purchase
EPC Rating - C
Council Tax Band - A
Tenure - Leasehold

Entrance Hall
12'6" x 5'9"
Carpet flooring, pendant light fitting, mains consumer unit, electric wall heater, entrance phone and wall mounted heating controls plus a large storage cupboard and an airing cupboard housing the hot water tank and storage shelving.

Kitchen/Living Area
19'5"xx18'8"
Base and eye level units, roll edge worksurface with tiled splash backs and an inset stainless steel dual bowl sink and drainer. Integrated electric oven & hob with extractor hood, fridge freezer and washing machine. Vinyl flooring, spotlight fitting and heat detector alarm. Complete with breakfast bar.

Bedroom
14'10" x 9'1"
PVC window to the rear, carpet flooring, electric wall heater, internet and tv points, pendant light fitting and built-in wardrobe.

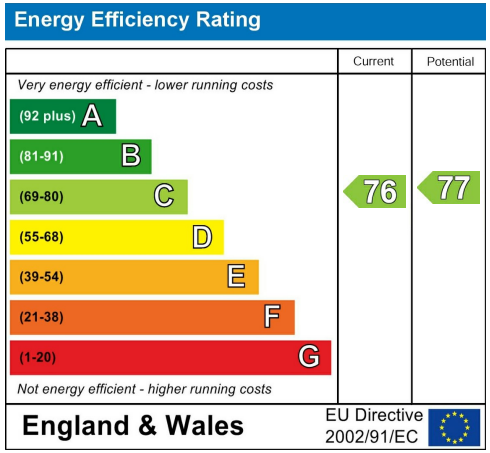
Bathroom
6'8" x 5'4"
Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, tiles to wet area, electric wall heater and towel rail, light fitting and extractor fan.

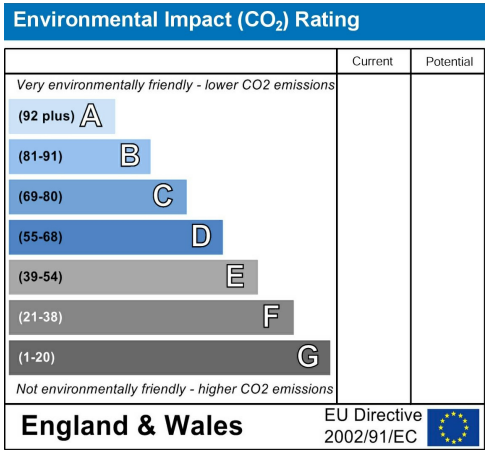
Parking
Allocated parking spot for one vehicle.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Agent Notes

For the current year 2026/27, Ground rent payable is £317.53, Service charge is £1766.76 and Lease remaining 104 years This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.





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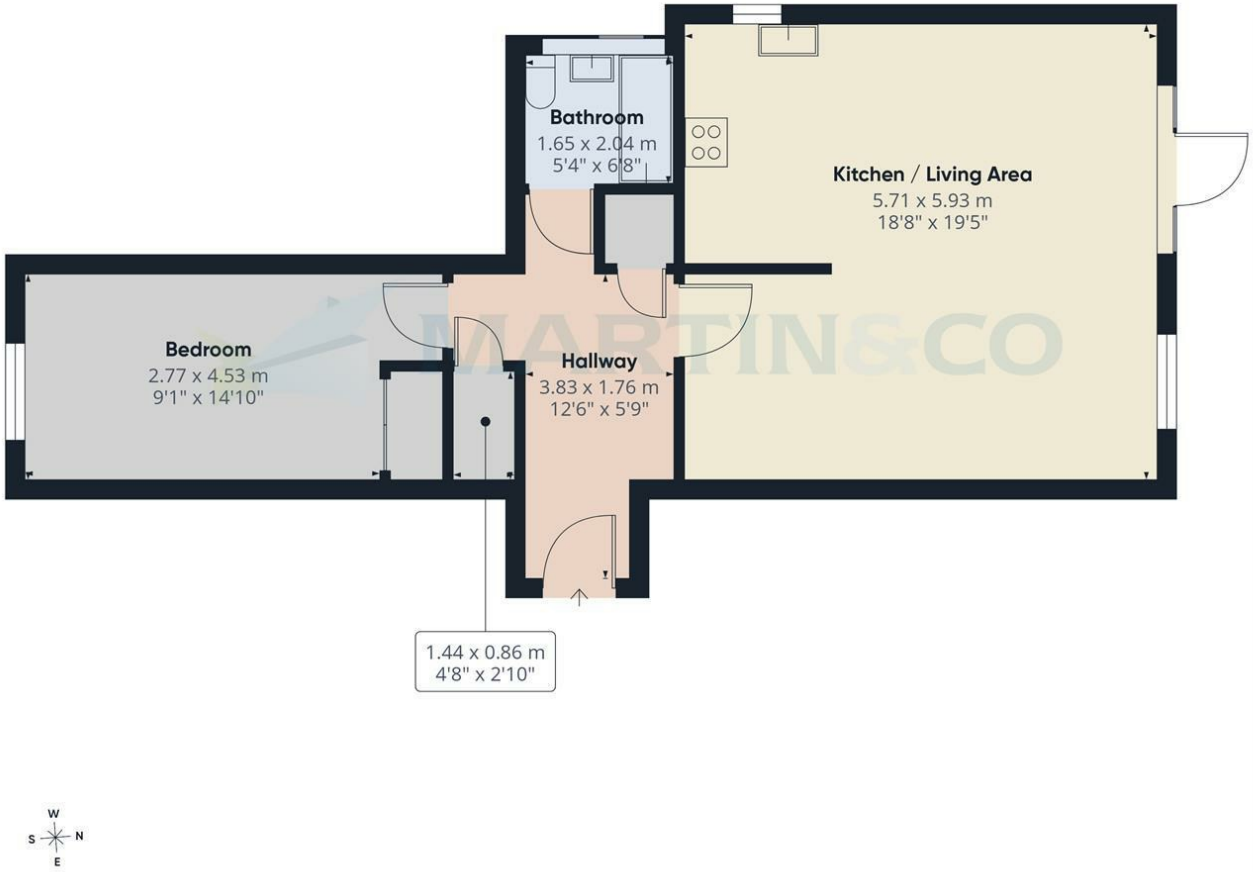

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Approximate total area(1)

62.6 m²

674 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman