



**Riverside Drive, Anchor Quay**

**Asking Price £96,000**

**MARTIN & CO**



Riverside Drive, Anchor Quay

Apartment

1 Bedrooms, 1 Bathroom

Asking Price £96,000

- Investment Opportunity - TENANT IN SITU
- Allocated Parking
- Modern Property
- Open Plan Living
- Situated Close to City Centre
- No Onward Chain
- Tenure - Leasehold, 107 Years Remaining
- Service Charge - £1,443.64PA
- Ground Rent - £134.89
- EPC Rating - C / Council Tax Band - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		80	80
(81-91) B			
(68-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(68-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Description

\*INVESTMENT OPPORTUNITY - TENANT IN SITU\* One bedroom second floor apartment situated within walking distance to the city centre and benefitting from allocated parking for one vehicle. Comprising internally of an entrance hall, open plan living / kitchen, one bedroom and a bathroom. Sold with no onward chain.

The Anchor Quay development is well situated being within walking distance to the Lincoln University and the High Street for a variety of amenities.

EPC Rating - C

Council Tax Band - A

Tenure - Leasehold

## Investment Opportunity

This property is available an investment opportunity with a tenant situ on a fixed tenancy paying £780pcm until November 2025.

## Entrance Hall

Carpet flooring with matwell, pendant fitting, wall mounted heater, intercom phone, wall mounted Dimplex heating controls and fuse box, plus storage cupboard housing the water cylinder.

## Bathroom

7'6" x 6'11"

Low level WC, pedestal wash basin and a panel bath with head and hose attachment. Vinyl flooring, partial wall tiling, wall heater, light fitting and extractor.

## Bedroom

11'4" x 12'7"

PVC window to the rear aspect, pendant fitting, carpet flooring, wall mounted heater and fitted wardrobe.

## Open Plan Kitchen / Living Area

23'3" x 12'7" max measurements

Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted Zanussi oven, hob with extractor over, integrated fridge freezer plus a washing machine. Ceiling lighting, Dimplex heating control, carpet and vinyl flooring, electric heater and PVC French doors.

## Outside

Allocated parking space 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.

## LEASEHOLD INFORMATION

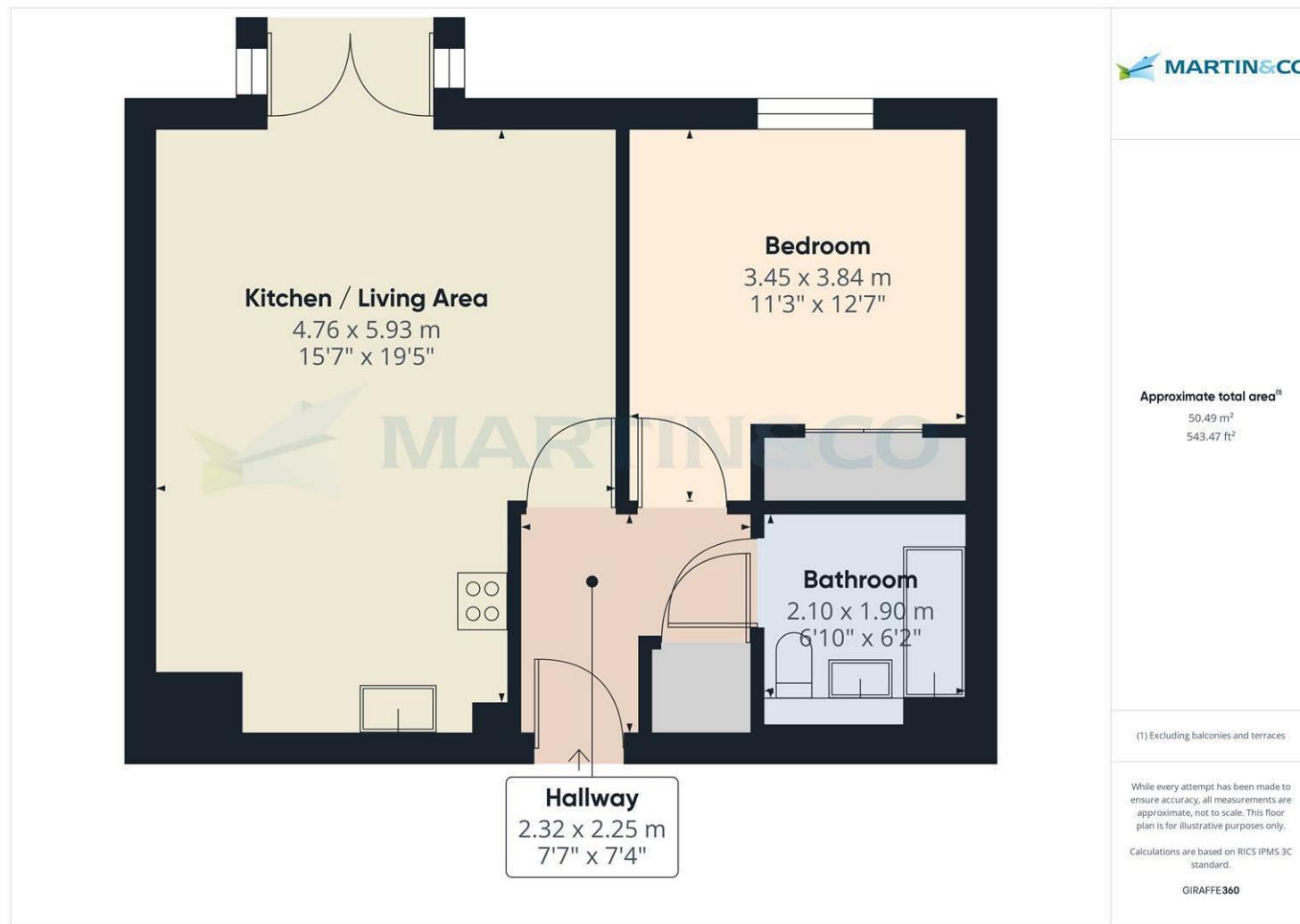
Lease Remaining - 107 Years

Ground Rent - £134.89 per annum

Service Charge - £1,443.64 per annum

Review Period - annually

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.



Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW

01522 503727 . lincoln@martinco.com

01522 503727  
<http://www.martinco.com>



**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.

