NEWTON FALLOWELL



Riverside Drive, Lincoln

1 1 1

£98,000

- Ground Floor Apartment
- NO ONWARD CHAIN
- One Bedroom
- City Centre Location
- Open Plan Living Dining Kitchen
- Allocated Parking Space
- Tenure: Leasehold
- EPC Rating B









ONE BEDROOM Ground Floor Apartment located in Lincoln's City Centre. Perfectly positioned within walking distance of the High Street, University of Lincoln and host of amenities including shops, doctors and restaurants.

The accommodation on offer comprises Entrance Hall, Open plan Kitchen Living area, Bedroom and Bathroom. Externally the property benefits from one allocated parking space. The property is being sold with NO ONWARD CHAIN.

Entrance Hall

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

Open Plan Living Space 15'8" x 21'0" (4.8m x 6.4m)

Open plan living space.

Lounge Area

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

Kitchen Area

Kitchen fitted with a range of base and wall units with work surfaces over, stainless steel drainer and sink unit, 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 11'2" x 12'7" (3.4m x 3.8m)
Window to front aspect, electric wall mounted heater and fitted double wardrobe.

Bathroom 6'10" x 7'5" (2.1m x 2.3m)
Fitted with a white bathroom suite comprising wash hand basin, low level wc, and panelled bath with shower over, electric wall mounted heater, and ceiling mounted extractor fan.

Outside
Adjacent to the property there is allocated parking.

Agents 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.

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



RIVERSIDE DRIVE, LINCOLN, LN57NZ

TOTAL FLOOR AREA : 542 sq.ft. (50.3 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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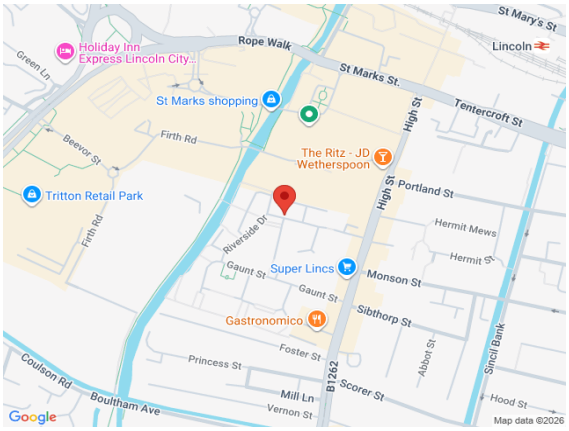



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