



**Riverside Drive, Lincoln**

**Asking Price £100,000**



  
**MARTIN&CO**



Riverside Drive, Lincoln

Apartment

1 Bedrooms, 1 Bathroom

Asking price £100 000

- Open Plan Living
- Large Bedroom
- Allocated Parking
- Situated Close to City Centre
- No Onward Chain
- Tenure - Leasehold, 105 Years Remaining
- Service Charge - £1,623.48 PA
- Ground Rent - £202.34 PA
- EPC Rating - B / Council Tax Band - A
- Perfect First Time Buy or Investment

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.



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. Presented in excellent condition, having recently been redecorated throughout and with vacant possession.

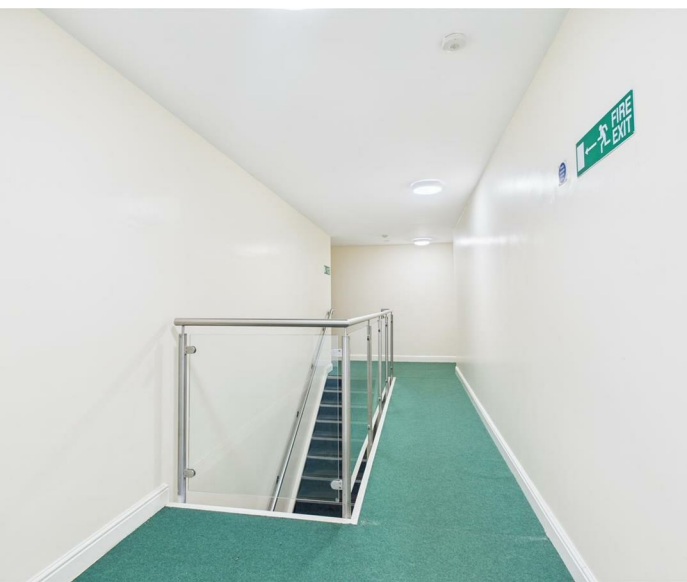
The Anchor Quay development is well situated being within walking distance to the Lincoln University and the High Street for a variety of amenities.

EPC Rating - B  
Council Tax Band - A  
Tenure - Leasehold

LEASEHOLD INFORMATION  
Lease Remaining - 105 Years, commencing on and including 29th September 2005.  
Ground Rent - Annual Ground Rent £202.34, payable on the 29th September.  
Service Charge - £1,623.48 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.

Entrance Hallway  
Carpet flooring, pendant fitting, wall mounted Dimplex heater and heating controls, intercom phone. Storage cupboard housing consumer unit and light fitting and a further storage cupboard housing the water cylinder and stop cock.



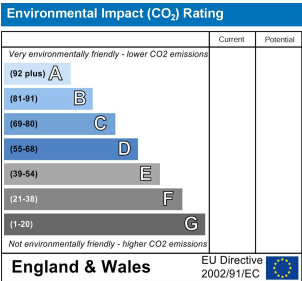
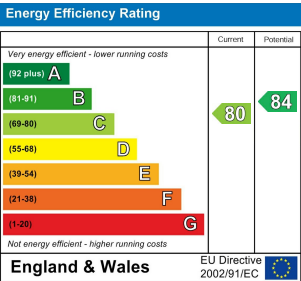
Bathroom  
Low level WC, pedestal wash basin and a panel bath with head and hose shower attachment. Vinyl flooring, partial wall tiling, Dimplex wall heater, light fitting and extractor. Mirror above sink with shaving light fitted and charging point.

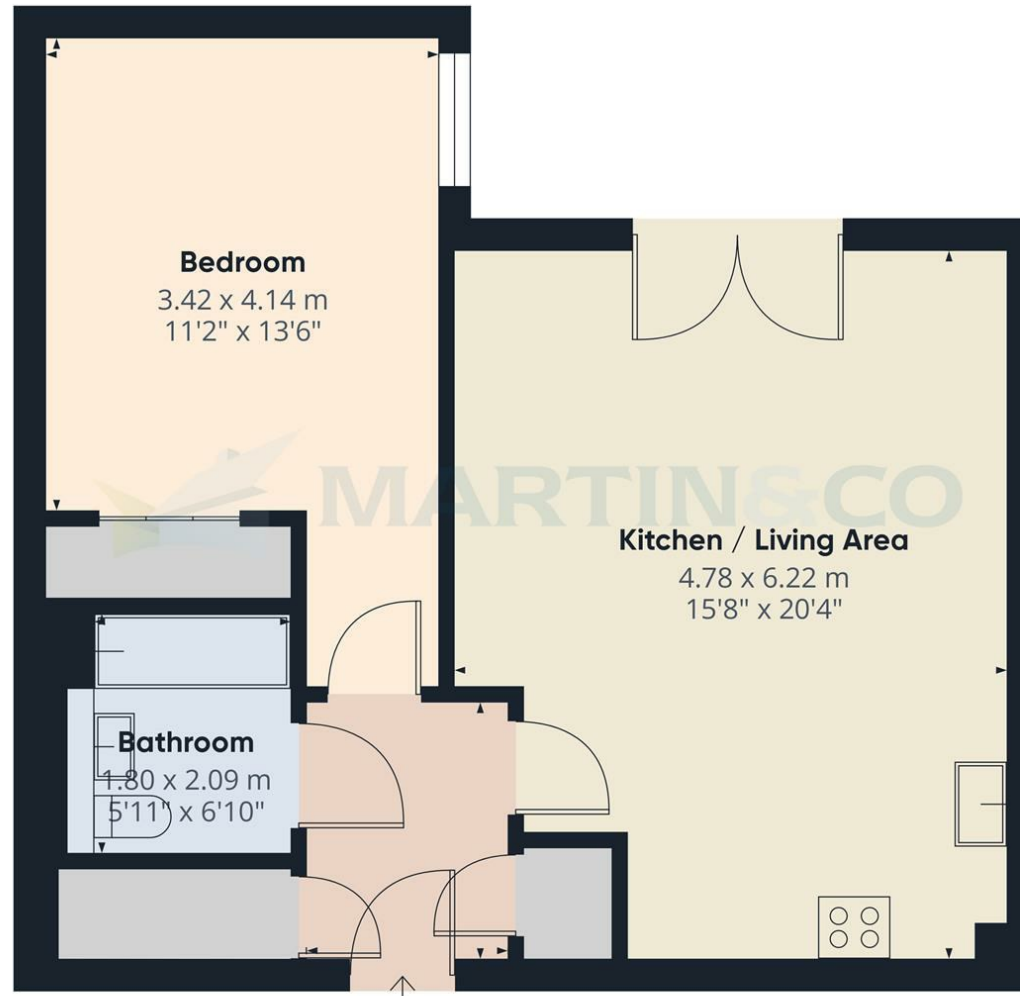
Bedroom  
PVC window overlooking the car park, pendant light fitting, carpet flooring, wall mounted Dimplex heater, tv point and fitted double wardrobe.

Open Plan Lounge Kitchen  
Base and eye level units, tiled around the worktops and an inset stainless steel double sink and drainer. Fitted Zanussi oven, Lamona hob with extractor over, integrated Zanussi fridge freezer plus an integrated Indesit washer dryer. Ceiling lighting, Roinite electric heater, carpet and vinyl flooring, tv point and PVC French doors overlooking the carpark.

Outside space  
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.





Approximate total area<sup>(1)</sup>

55.6 m<sup>2</sup>  
598 ft<sup>2</sup>

(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.

GIRAFFE360

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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.