



**Riverside Drive, Anchor Quay,  
Lincoln**

**01223 000**

  
**MARTIN&CO**



Riverside Drive, Anchor Quay,  
Lincoln

Apartment  
2 Bedrooms, 2 Bathroom

£132,000

Date Available:

Deposit:

- Two Bedroom First Floor Apartment
- Situated Close to City Centre
- Allocated Parking
- Open Plan Living
- Modern Property
- No Onward Chain
- Council Tax - B
- EPC grading - B

Two bedroom first 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 lounge / kitchen, two bedrooms and a bathroom. Sold with no onward chain.





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

INVESTMENT OPPORTUNITY

This property can be purchased for an investment with a tenant situ on a periodic tenancy paying £825pcm.

ENTRANCE HALL

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

BATHROOM

8'7" x 5'11"  
Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, partial wall tiling, wall heater, light and extractor.

BEDROOM

13'10" x 10'0"  
Double glazed window to the front aspect, pendant fitting, carpet flooring, wall mounted heater and fitted wardrobes.

BEDROOM

10'8" x 8'1"  
Double glazed window to the front aspect, pendant fitting, carpet flooring, wall mounted heater and fitted wardrobes.

KITCHEN

12'5" x 7'5"  
Base and eye level units with a roll edge work surface and inset twin stainless steel sink and drainer. Integrated oven, hob and extractor, fridge freezer and a washing machine plus ceiling lighting and vinyl flooring.

LIVING ROOM

14'10" x 12'7" max measurements  
Double glazed French doors with side panels to the front with carpet flooring, pendant light fitting and a wall heater.

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.

LEASE INFORMATION

Lease Remaining - 107 Years  
Ground Rent - £202.34 per annum  
Service Charge - £1,000.00 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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**Approximate total area<sup>(1)</sup>**  
62.58 m<sup>2</sup>  
673.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.