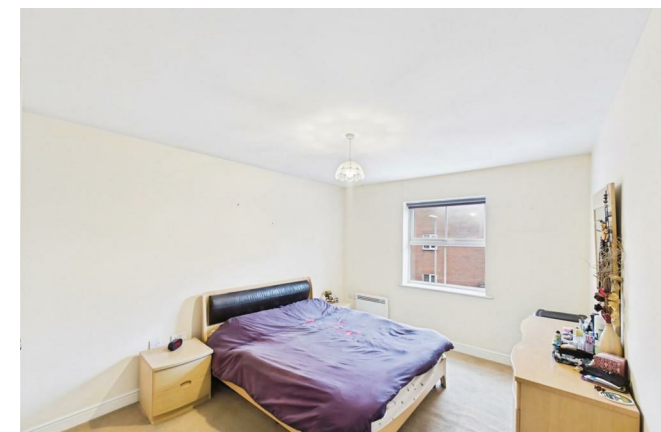




Riverside Drive, Anchor Quay

Asking Price £95,000


MARTIN&CO

Riverside Drive, Anchor Quay

Apartment

2 Bedrooms, 1 Bathroom

Asking Price £95,000

- No Chain
- Two Bedroom First Floor Apartment
- Allocated Parking
- Close to Lincoln City Centre
- Well Presented Throughout
- Tenure - Leasehold
- Council Tax Band - A
- EPC - C



Description
For Sale with No Chain

Situated on Riverside Drive which is a short distance of Lincoln City Centre, the University of Lincoln, local amenities, and transport links. This is a well-presented two-bedroom first floor apartment which offers spacious accommodation.

The accommodation comprises an entrance hallway with secure intercom entry system, a bright and spacious lounge providing ample space for both living and dining furniture, a fitted kitchen, and two generously sized double bedrooms. The principal bedroom benefits from a built-in wardrobe, offering useful storage space. Completing the accommodation is a bathroom fitted with a shower.

Externally, the property benefits from an allocated parking space and well-maintained communal areas.

This apartment would make an ideal first-time purchase, investment opportunity, or low-maintenance home for professionals and downsizers alike.

Freehold - Leasehold
Council Tax Band - A
EPC - C

Hallway Entrance
5'11" x 11'5"
Wooden flooring with electric heater, loft access, intercom, cupboard and thermostat.

Lounge
15'1" x 11'11"
Wood flooring with electric heater and double window.

Kitchen
11'8" x 7'6"
Lino flooring with electric oven and hob, space for washing machine, integrated fridge freezer and extractor fan.

Master Bedroom
12'2" x 10'9"
Carpet flooring with built in wardrobe, electric heater and window.

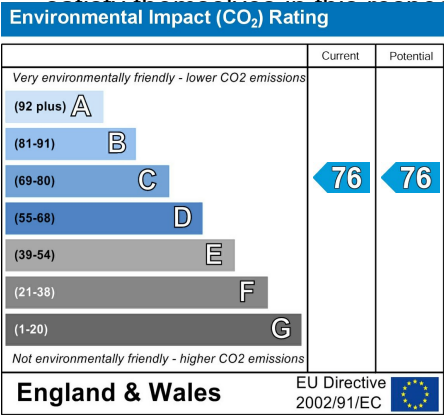
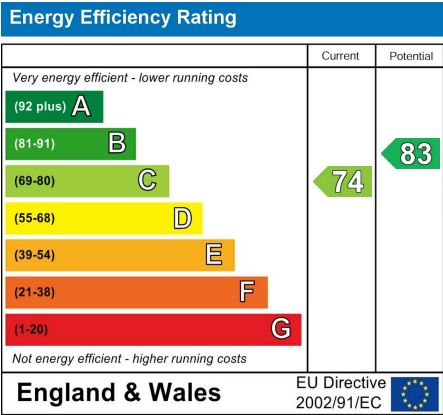
Bedroom 2
11'6" x 9'11"
Carpet flooring, window and electric heater.

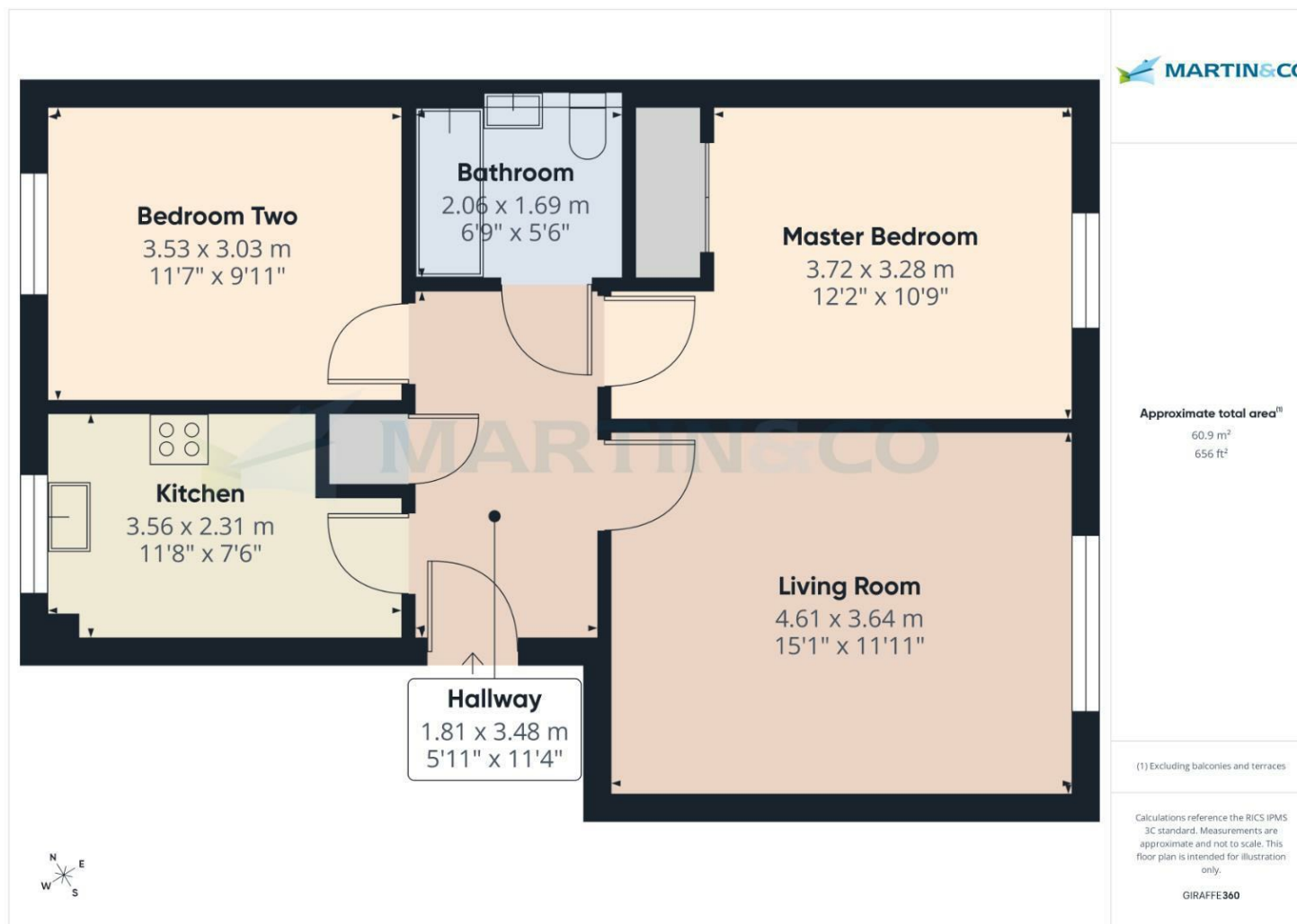
Bathroom
6'9" x 5'6"
Lino flooring with three piece suite including bath, toilet, sink and shower. Extractor fan and wall mounted electric radiator.

Leasehold Information
Lease Term - 125 Years from 29th September 2005 (104 years remaining)
Leasehold Rent £317.53 payable annually and reviewed every 10 years
Annual Service Charge - £1,768.00 payable quarterly £442.00 which includes the quarterly reserve fund of £49.18 (subject to annual review)

This information has been provided by the block management company. We would still encourage purchasers to satisfy themselves in this respect.

Fixtures and 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.





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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.