

**FOR SALE**



**Riverside Drive, Lincoln**  
**Guide Price Of £120,000 - £125,000**

**MARTIN&CO** 

## Riverside Drive, Lincoln

Guide Price Of £120,000 - £125,000

- Investment Opportunity Only
- Tenant In Situ
- Two Bedroom First Floor Apartment
- Situated Close to City Centre
- Allocated Parking

**\*\*INVESTMENT OPPORTUNITY ONLY WITH TENANT IN SITU\*\*** Two bedroom first floor apartment situated within walking distance to the city centre and benefitting from allocated parking for one vehicle. Comprising internally of a hall, open plan lounge / kitchen, two bedrooms and bathroom. No onward chain.

**ENTRANCE HALL** Carpet flooring, 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 tank.

**BATHROOM** 8' 6" x 5' 10" (2.615m x 1.795m) 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' 6" x 9' 11" (4.139m x 3.044m) max measurements. Double glazed window to the rear aspect, pendant fitting, carpet flooring, wall mounted heater and fitted wardrobes.



**BEDROOM** 13' 1" x 8' 0" (4.011m x 2.455m) max measurements. Double glazed window to the rear aspect, pendant fitting, carpet flooring, wall mounted heater and fitted wardrobes.

**KITCHEN** 12' 5" x 7' 7" (3.793m x 2.319m) Base and eye level units with a roll edge work surface and inset twin stainless steel sink and drainer. Integrated oven, hob and extractor over plus a fridge freezer and washer dryer plus ceiling lighting and vinyl flooring.

**LOUNGE** 12' 3" x 12' 5" (3.753m x 3.793m) Double glazed French doors to the rear 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 - 110 Years (expires 2130)

Ground Rent - £202.34 per annum

Service Charge - £1,369.64 per annum

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.

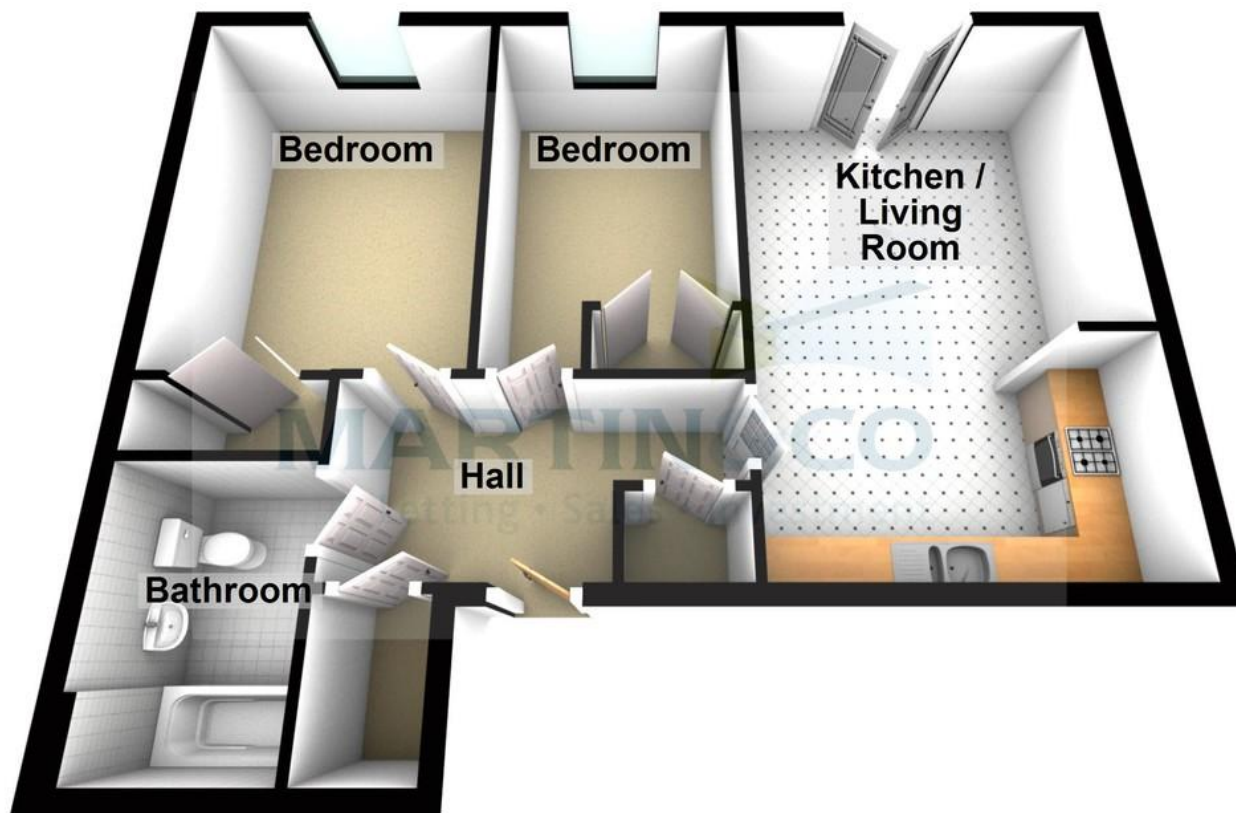
**INVESTMENT OPPORTUNITY** This property is available for an investment purchase only having a tenant in situ on a fixed term tenancy paying £635pcm until March 2022.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	83
(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	

WWW.EPC4U.COM

## First Floor



### Martin & Co Lincoln

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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.