

**FOR SALE**



**Riverside Drive, Lincoln, LN5**  
**Asking Price Of £95,000**

  
**MARTIN&CO**



# Riverside Drive, Lincoln, LN5

Asking Price Of £95,000

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

**\*\*INVESTMENT OPPORTUNITY ONLY WITH TENANT IN SITU\*\*** Modern one 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, bedroom and bathroom. No onward chain.

**ENTRANCE HALL** Carpet flooring, pendant fitting, mains consumer unit, electric wall heater, entrance phone and wall mounted Dimplex controls plus an airing cupboard housing the hot water tank and storage shelving.

**LOUNGE** 12' 11" x 12' 10" (3.944m x 3.912m) French doors to the rear with a Juliette balcony overlooking the carpark, carpet flooring, electric wall heater and a light fitting.

**KITCHEN** 9' 0" x 7' 4" (2.753m x 2.237m) Base and eye level units, roll edge work surface with tiled splash backs and an inset stainless steel dual bowl sink and drainer. Integrated electric oven, hob and extractor over, fridge freezer and a washer dryer. Vinyl flooring, light fitting and ceiling extractor.



**BATHROOM** 7' 0" x 6' 10" (2.134m x 2.084m) Low level WC, pedestal wash basin and a panel bath with shower head and hose attachment. Vinyl flooring, electric wall heater, partial wall tiling, light and extractor.

**BEDROOM** 11' 3" x 10' 6" (3.446m x 3.221m) PVC window to the rear, carpet flooring, electric wall heater, pendant fitting and integrated wardrobes.

**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.

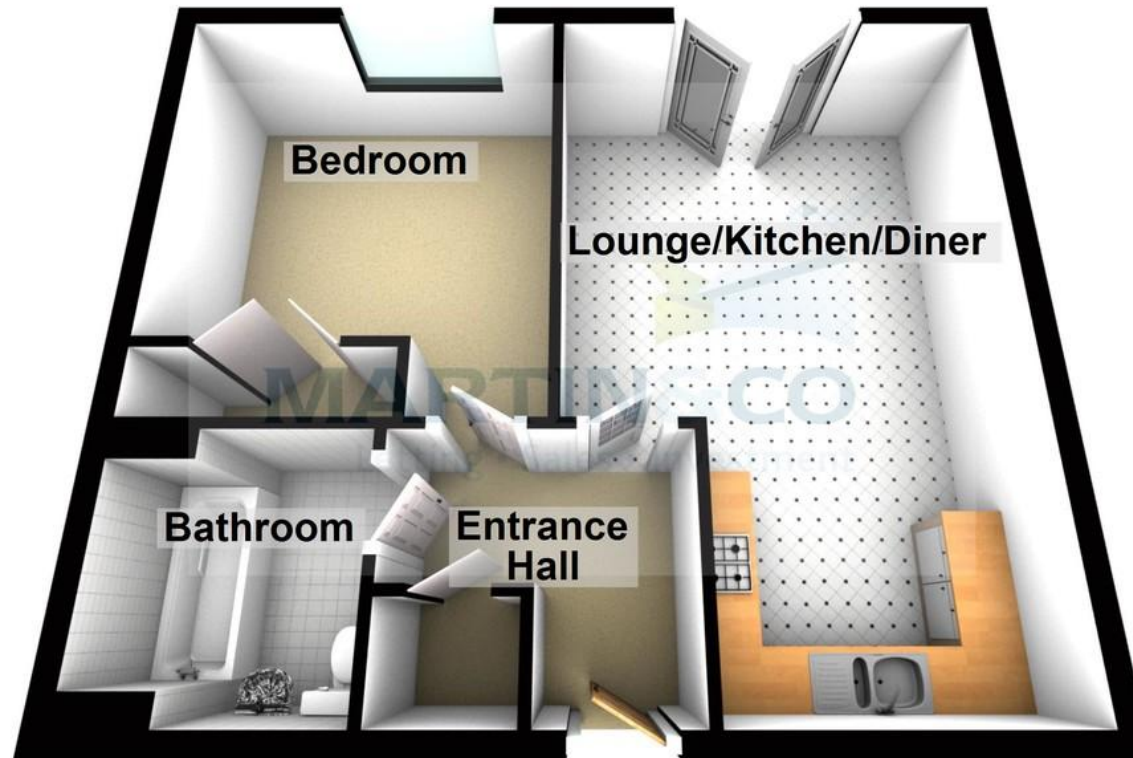
**INVESTMENT OPPORTUNITY** This property is available for an investment purchase only having a tenant in situ on a fixed term tenancy paying £525pcm until August 2021.

**LEASE INFORMATION** Lease Remaining - 110 Years (expires 2130)  
 Ground Rent - £202.34 per annum  
 Service Charge - £1,598.88 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<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>	84	84
	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	



## Martin & Co Lincoln

33 The Forum • North Hykeham • Lincoln • LN6 8HW  
 T: 01522 503727 • E: lincoln@martinco.com

# 01522 503727

<http://www.martinco.com>



**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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

