



Riverside Drive, Lincoln LN5 7PB

welcome to

Riverside Drive, Lincoln

Situated within the ever popular Lincoln City Centre and boasting river views to the front is this well presented two bedroom apartment, enjoying no onward chain, 20ft lounge, double bedrooms, allocated parking and local access to a wealth of amenities and transport links!



**** ATTENTION INVESTORS & FIRST TIME BUYERS ****

A well presented and particularly spacious two bedroom top floor block end apartment, conveniently situated near to the ever popular and historic Lincoln City Centre. This property benefits from being sold with no onward chain and enjoys local access to a wealth of amenities such as shops, eateries, supermarkets and gymnasiums as well as great transport links. Internal accommodation briefly comprises: entrance hall, 20ft lounge with river views to the front and west-facing sitting balcony, kitchen, two double bedrooms and a family bathroom. Property additionally benefits from an allocated parking space to the rear. Early internal viewing is strongly recommended to appreciate this generous apartment in full.

Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Agent's Note



view this property online williamhbrown.co.uk/Property/LCR124551



welcome to

Riverside Drive, Lincoln

- FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME BUY
- WELL PRESENTED TOP FLOOR, BLOCK END APARTMENT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- RIVER VIEWS TO THE FRONT

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1766.75

Ground Rent: 317.53

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LCR124551](https://www.williamhbrown.co.uk/Property/LCR124551)



Property Ref:
LCR124551 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)