



King&Co.

117 RIVERSIDE DRIVE, LINCOLN, LN5 7PB
OFFERS IN EXCESS OF £99,000





Located within a sought-after, modern city centre development, this spacious ground floor apartment is ideally positioned within walking distance of the University of Lincoln and the vibrant High Street. The property offers well-proportioned accommodation, comprising an inviting entrance hall leading to an large living room., kitchen, and dining area-perfect for both relaxing and entertaining. There are two generous double bedrooms, along with a modern shower room.

Additional benefits include an allocated parking space, making this an excellent choice for both homeowners and investors alike.



- ~ Council Tax Band: B
- ~ Construction: Cavity Wall
- ~ Main heating: Electric
- ~ Utilities: Electric and water
- ~ Broadband: Ultrafast fibre available
- ~ Mobile: Mobile coverage available
- ~ EPC rating D

Ground rent - £300 pa

Service charge £1,700 pa



*The figures noted for the ground rent and service charge have been provided by the vendor. You are advised to have your legal representative confirm these figures to be accurate.

For more information on broadband and mobile coverage go to: <https://checker.ofcom.org.uk/>

ENTRANCE HALL

LOUNGE

16' 0" x 15' 4" (4.88m x 4.68m)

BEDROOM 1

10' 10" x 15' 4" (3.32m x 4.68m max)

BEDROOM 2

9' 10" x 11' 10" (3.01m x 3.62m)

KITCHEN

11' 9" x 7' 6" (3.59m x 2.31m)



SERVICES

Mains electricity, water, and drainage are connected to the property. Heating is provided by electric heaters. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is Leasehold. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.



