



20.10.2020 12:11

**King & Co.**  
ESTATE AGENTS

225 RIVERSIDE DRIVE ,LINCOLN , LN5 7NZ  
£122,500



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This 2 bedroom 2nd floor apartment is entered via;

**ENTRANCE HALL**

with fitted carpet, storage heater, entry phone system, storeroom, airing cupboard housing the hot water tank and shelving

**BATHROOM**

with panelled bath having mixer taps and shower over. Low suite WC, pedestal wash hand basin, spotlighting, extractor fan, shaver point and light up mirror with vinolay to the floor.

**KITCHEN**

Having a good range of base and wall units incorporating an integrated washing machine and fridge freezer, 4 ring electric hob with single oven below and vinolay again to the floor. Being open plan to the:

**LOUNGE**

With a Juliette balcony, fitted carpet and panel heater

**BEDROOM 1**

Having fitted carpet, panel heater and fitted wardrobe to one wall.





## **BEDROOM 2**

Having fitted carpet, panel heater and built in wardrobe

## **OUTSIDE**

The apartment comes with one allocated car parking space

## **SERVICE CHARGE**

The property is leasehold with a 125 year lease from September 2005. The service charge per quarter is £227.54. The ground rent per annum is £134.89. There is also a reserve fund per quarter of £27.71.

## **SERVICES**

Mains electricity, water and drainage are connected to the property. Central heating is provided through electric thermostatic radiators. 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 with a 125 year lease from September 2005. 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.

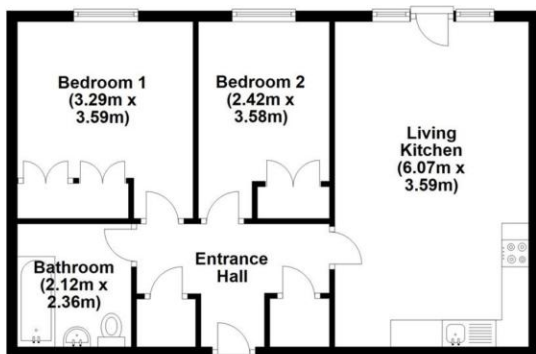
## **EPC**

The EPC rating is C75 If you would like a copy of the report, please call the Agents office



### Ground Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



Total area: approx. 57.6 sq. metres (619.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

