



96 Riverside

It seems to me that so many people I speak to that live at Riverside hadn't fully realised until they actually moved to the area what a lovely position it actually is. Most appreciate that it is conveniently located within walking distance of the town centre, but have never fully appreciated that there is a great path along the river that links the Riverside development to the marina in one direction, and is part of a picturesque 8.7km trail through Witham Way Country Park to Antons Gowt in the opposite direction.

This modern ground floor apartment which is offered with no onward chain was built by well-respected local developer Chestnut Homes, and was sold as new in 2017 so still benefits from approximately 3 years NHBC guarantee. The front of the property has a Juliette style balcony and has the most attractive aspect overlooking the marina. As it is a ground floor apartment it also has a small private garden area to the front. The rest of the grounds are lawns with attractive shrub beds which are maintained by a management company who are also responsible for the external security lighting in the communal areas.

The property has a private entrance for residents only with an intercom in the apartment itself. It comprises an entrance hallway, open-plan lounge and kitchen with cooker and hob, fridge-freezer and washer-dryer included. There is a double bedroom and a bathroom with a shower over the bath.

The apartment has a designated car-parking space with additional visitor spaces.

EPC - 'B'

Council Tax Band - 'A'

Leasehold - 199 year lease from April 2017

Management Fee - £93 pcm



Door opens into the **Reception Hallway** having storage cupboard and doors arranged off to;

The Open Plan Lounge and Kitchen Area - Lounge 6.86 m x 3.32m (22'6 x 10'10) - Has uPVC French doors opening out onto a Juliet style balcony with a pleasant outlook overlooking the marina and a uPVC window to the side aspect. There are LED spotlights to the ceiling and a radiator. There is a carpet in the lounge area.

Kitchen Area - Has vinyl cushioned flooring and modern kitchen comprising a range of worksurfaces with drawer and cupboard units at both base and eyelevel. Inset stainless steel sink has a mixer tap over, splashback and wall tiling where appropriate. Integral appliances include a Neff electric hob and fan oven with stainless steel extractor canopy over, integrated fridge freezer and washer dryer. There is also a wall mounted central heating boiler.



Double Bedroom 3.63m x 3.08m (11'9 x 10'01) – Has a uPVC window to the front aspect with blinds overlooking the marina, central ceiling light point and a radiator.

Bathroom - Comprises a modern bathroom suite of double ended panel bath with chrome coloured fittings, shower screen and shower unit above, a low flush WC with concealed system and inset wash basin with cupboard beneath. There are LED spotlights to the ceiling, a chrome coloured towel rail and wall tiling where appropriate.

Outside – The property includes a designated car parking space within the resident's car parking area.

There is also access to the bin and bicycle store. A communal garden area extends to the side of the property.



Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that: - 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



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