



# No.106

This beautifully presented two bedroom apartment is located on the second floor and so enjoys the most incredible peaceful views over the river, the marina and the period properties on the bank opposite.

Beautifully presented throughout, it has been freshly decorated and well maintained by the current owner. He has modernised the kitchen and decorated throughout during his time living at the property, and the bathroom and en-suite look brand-new and are sparkling clean.

The internal layout of the apartments vary, with this particular design being the most popular in my opinion, having a separate lounge-diner and kitchen rather than one open-plan room. French doors in the lounge open to reveal a 'Juliette' balcony from which you can enjoy watching the boats, dog walkers and cyclists go by both on the river itself and the attractive path that leads from Boston all the way through the Witham Country Park and up to Antons Gowt.

An intercom allows visitors access to the foyer and staircase of the apartment block which is looked after within the monthly management fee along with the maintenance of the grounds, communal lighting, window cleaning and buildings insurance.

Apartment number 106 is located in the main block of apartments at Riverside, which is directly ahead of you as you go through the main wall. As there is only one car parking space and a visitor space, we advise viewers to park just outside the car parking area and walk up to the main door.

EPC - 'C' / Council Tax Band - 'A'

Leasehold - 199 years from 2016 / Monthly Management / Maintenance Charge - £91.64



Front door on the second floor landing opens into a **Reception Hallway** – With wall mounted intercom, wood grain vinyl flooring, radiator and built-in cupboard.

**Lounge-Diner 6.24 m x 3.39 m (20'5 x 11'1)** – Has uPVC French doors which open to reveal the glass 'Juliet' style balcony overlooking the river and marina. There are LED spotlights to the ceiling and two radiators, with ample room for sofas and dining table.



**Kitchen 3.26 m x 2.09 m (10'8 x 6'10)** – Has a uPVC window overlooking the front aspect which does not overlook any other apartments, a wood grain vinyl flooring and a radiator. Modernised kitchen units include a range of wood grain effect work surfaces with drawer and cupboard units at both base and eye level. A single drainer sink unit has a mixer tap over and there is space and plumbing beneath for a washer dryer. Integrated appliances include a Neff electric hob and oven with extractor fan over and integrated fridge freezer.

**Bedroom One 5.28 m x 3.13 m (17'3 x 10'3)** – Has a sliding sash window to the rear aspect overlooking the river, radiator and door to the **En-Suite Shower Room** – Which has wash basin with cupboards beneath, low flush WC and fully tiled shower enclosure. There is a towel rail, extractor fan and spotlights to the ceiling.

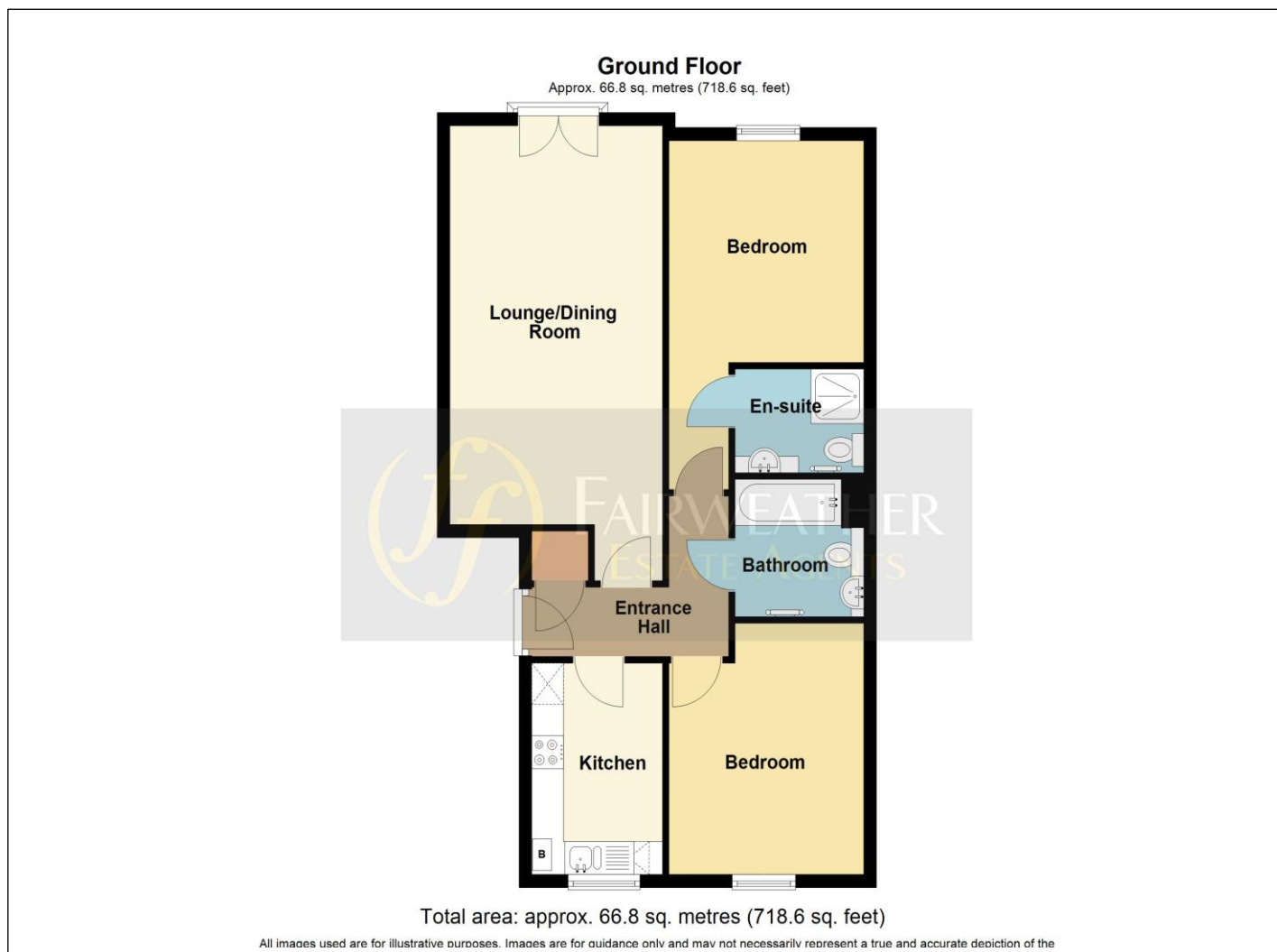
**Bedroom Two 3.8 m x 3.06 m (12'5 x 10'0)** – A second double bedroom with uPVC sliding sash window to the front aspect and radiator.

**Bathroom** – Comprises a three-piece white bathroom suite of panel bath with shower unit and shower screen over, fitted WC and wash basin with cupboards beneath, towel rail, extractor fan and spotlights to the ceiling.

Apartment 106 benefits from an allocated car parking space which is numbered, plus access to a visitor space.







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