



Riverside

Beautifully presented throughout, this impressive former show home apartment enjoys a particularly enviable position on Boston's sought-after Riverside development, with spectacular views across the marina and along the river.

One of the development's most popular designs, the apartment features a striking iron balcony and a separate Juliet balcony, allowing the wonderful riverside outlook to be enjoyed from two aspects. Whether watching the world go by along the waterfront or enjoying the spectacular sunsets from the sitting room, the setting provides a peaceful and ever-changing backdrop.

The light, neutrally decorated accommodation remains beautifully presented, with two double bedrooms, an en-suite shower room to the principal bedroom and a stylish modern bathroom. The generous open-plan living and dining space incorporates a contemporary kitchen with integrated appliances, offering ample room for relaxing and entertaining while making the most of the riverside views.

The Riverside pathway provides an attractive walk into the town centre, following the marina through the historic cobbled streets of Wormgate. In the opposite direction, Witham Country Park Nature Reserve offers miles of pathways for walking, dog walking and cycling. Further benefits include allocated numbered parking and a new Viessmann boiler installed last year, which remains covered by the manufacturer's warranty. Offered with no onward chain, this appealing apartment combines stylish, low-maintenance living with an exceptional waterfront setting and easy access to both town and countryside.

No Chain

EPC - D

Council Tax Band - A

Leasehold

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Entrance hallway 5.56m x 2.00m (18'3" x 6'7") – A welcoming entrance with a wall-mounted intercom, recessed ceiling lighting, coving and a radiator. A useful built-in cupboard houses the Viessmann gas-fired combination boiler, with slatted shelving providing linen storage.

Open-plan kitchen, dining and living area 7.42m x 6.13m (24'4" x 20'1") maximum – A spacious, sociable room with clearly defined areas for cooking, dining and relaxing. Dual-aspect windows draw in natural light, while double doors open onto a balcony, providing a lovely spot for a morning coffee or to unwind overlooking the river. An additional Juliet balcony allows additional light and a bright, airy feel. Coving, recessed LED ceiling lighting and two radiators complete the living and dining space.

Kitchen area – Well appointed with coordinating wall and base units, drawers and work surfaces with matching upstands and tiled splashbacks. A stainless steel one-and-a-half-bowl sink with mixer tap is complemented by an integrated fridge and freezer, washing machine, electric fan oven and grill, and a four-ring induction hob with a glass splashback and illuminated stainless steel extractor above. Recessed lighting and coving continue the finish.



Bedroom One 3.27m x 3.12m (10'9" x 10'3") – A comfortable master bedroom with a window, radiator and a television point, together with access to the en-suite shower room.

En-suite shower room – Fitted with a shower enclosure with a mains-fed shower and both fixed and handheld attachments, a concealed-cistern WC and a wash basin with coordinating storage units and illuminated vanity mirror, There is a tiled floor, heated towel rail, recessed lighting, extractor fan and an obscure-glazed window.

Bedroom Two 3.54m x 2.19m (11'7" x 7'2") – A versatile second bedroom with built-in wardrobes extending across much of one wall, featuring mirrored sliding doors, hanging space and shelving. A window and radiator complete the room, which could also provide a comfortable guest bedroom or home office.

Bathroom – Fitted with a panelled bath with mixer tap, mains-fed shower with handheld attachment and a shower screen, together with a concealed-cistern WC and a wash basin with storage beneath. Coordinating wall units, a mirror and integrated lighting are complemented by a tiled floor, heated towel rail and recessed ceiling lighting.

Parking – The property benefits from an allocated, numbered parking space and there are visitor spaces

Location – Conveniently situated within walking distance to the town centre and the Witham Country Park nature reserve the apartment combines a riverside outlook with easy access to the historic market town's shops, cafés, restaurants and everyday amenities.

Services – Mains gas, electricity, water and drainage are connected. Gas-fired central heating is provided by a boiler fitted in 2025.

Tenure and additional information – Leasehold, with the existing particulars stating a lease term of 199 years commencing on 31 October 2013. The seller informs us that the annual service charge including buildings insurance and the maintenance of communal areas, unadopted roads, walkways and green spaces is £134.96 pcm. The current service charge, ground rent and management arrangements are to be confirmed.

No Chain

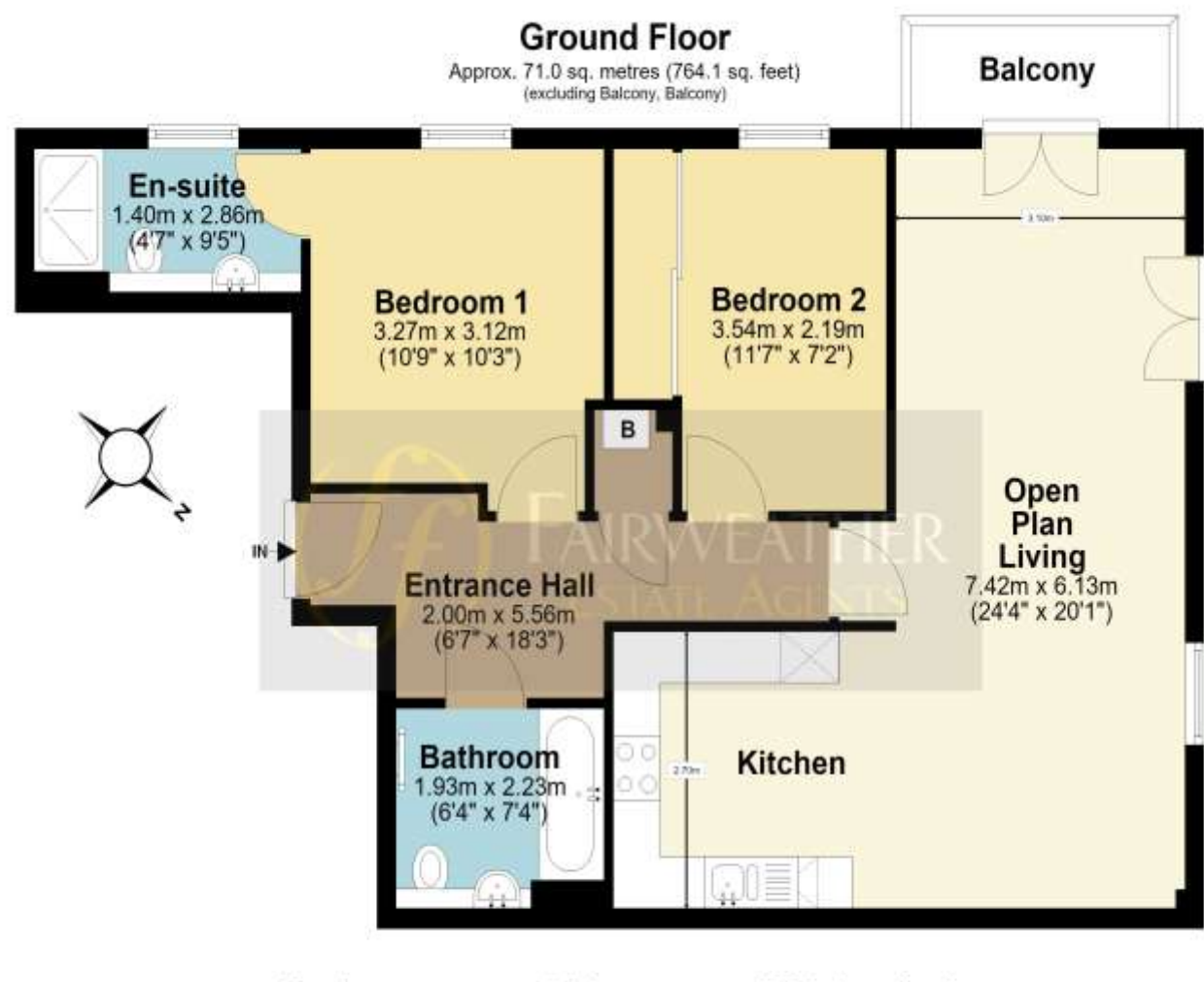
EPC – B

Council Tax Band – A

Leasehold







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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