



£144,950

53 Riverside, Boston, Lincolnshire PE21 9DX

SHARMAN BURGESS

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PE21 9DX
£144,950 Leasehold

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, telephone point, wall mounted intercom, radiator, coved cornice, ceiling recessed lighting.

BOILER CUPBOARD

Housing the wall mounted Baxi gas combination central heating boiler, slatted linen shelving and wall mounted electric fuse box within.

OPEN PLAN LIVING AND KITCHEN AREA

24' 3" (maximum) x 20' 10" (maximum) (7.39m x 6.35m)

An extremely impressive large former show home apartment offering expansive views over the River Witham and with the additional advantage of its own private balcony. Accommodation comprises an entrance hall, large open plan light and airy living space incorporating a lounge, dining and kitchen areas. There are two generous sized bedrooms, with bedroom one having an en-suite shower room. There is also a family bathroom and the property is also served by an allocated numbered parking space. Leasehold.



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KITCHEN AREA

Having a modern well appointed kitchen comprising counter tops with matching upstands and tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated fridge and freezer, integrated automatic washing machine, integrated electric oven and grill, four ring induction hob with glass splashback and illuminated stainless steel fume extractor above, coved cornice, ceiling recessed lighting.

LOUNGE AND DINING AREA

Having dual aspect windows, Juliet balcony, TV aerial point, coved cornice ceiling recessed lighting, two radiators, double doors lead out onto a balcony offering fantastic views along the River Witham.

BEDROOM ONE

11' 6" (maximum) x 10' 2" (maximum) (3.51m x 3.10m)
Having window, radiator, coved cornice, ceiling light point, TV aerial point.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, WC with concealed cistern, wash hand basin with range of vanity storage beneath and matching eye level wall units, wall mounted mirror and lighting within, obscure glazed window, tiled floor, ceiling recessed light, heated towel rail, extractor fan.



**SHARMAN
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BEDROOM TWO

11' 6" x 7' 5" (taken to built-in wardrobes) (3.51m x 2.26m)

Having radiator, coved cornice, ceiling light point, window, built-in wardrobes to the majority of one wall with mirrored sliding doors and hanging rail and shelving within.

FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap, wall mounted mains fed shower with hand held shower attachment and fitted shower screen, WC concealed cistern, wash hand basin with vanity units beneath, matching eye level wall units, wall mirror and lighting within, tiled floor, heated towel rail, ceiling recessed lighting.

EXTERIOR

The property is served by an allocated numbered parking space.

AGENTS NOTE

Prospective purchasers should be aware that the property is to be purchased on a Leasehold basis, with the current Lease commencing 31st October 2013 for a period of 199 years. At the time of the brochure going to print, the monthly service charge is £94.80 per calendar month payable to the LSH Group (management company) which includes maintenance and upkeep of unadopted roads, walkways, green spaces and communal areas and also includes buildings insurance.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

30042024/27612179/SHA



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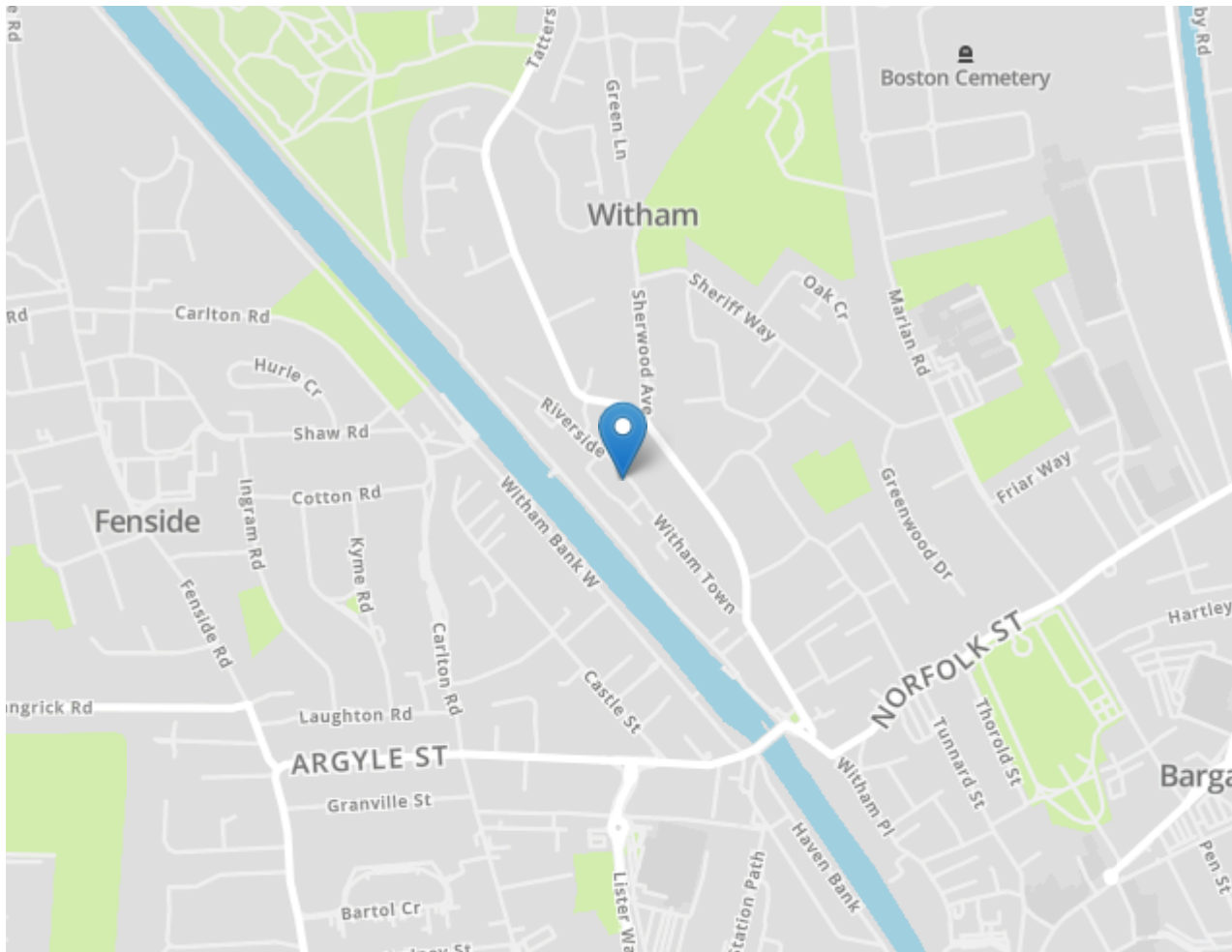
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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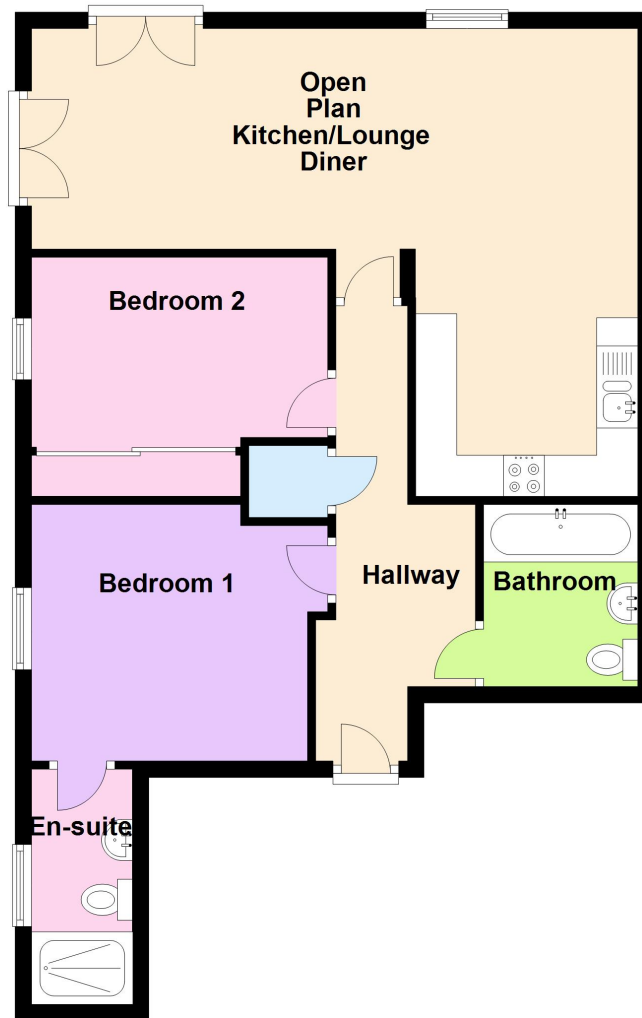
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



Total area: approx. 67.6 sq. metres (727.6 sq. feet)

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