



**Riverside Apartments Bridge Street, Saxilby LINCOLN LN1 2TN**

**welcome to**

**Riverside Apartments Bridge Street, Saxilby LINCOLN**

Contemporary, Modern 1 Bed Flat in Saxilby just minutes from Lincoln.

This brand new home offers open plan living, a sleek Kitchen with integrated appliances & a contemporary bathroom. A perfect low maintenance option for first time buyers or investors.



### **Entrance Hall**

With stairs rising to first floor, pine flooring, chrome sockets, radiator and built in storage for washing machine.

### **Open Plan Kitchen / Living**

12' 4" restricted head height x 18' 5" restricted head height ( 3.76m restricted head height x 5.61m restricted head height )

### **Living Area**

With double glazed windows to the side and rear, pine flooring, wall lights, two radiators and storage.

### **Kitchen Area**

A modern fitted kitchen in a range of high gloss wall and base units, integral oven, electric hob with extractor fan over, space for fridge freezer, inset ceiling lights, ceramic sink and drainer, adjustable side table, tiling to the floor, radiator and chrome sockets.

### **First Floor Landing**

With metal mezzanine, wooden flooring, storage cupboard, wall mounted boiler, chrome sockets, skylight and spiral staircase.

### **Bedroom**

10' 11" restricted head height x 8' 4" restricted head height ( 3.33m restricted head height x 2.54m restricted head height )

With skylights, wall lights, pine flooring, TV point, chrome sockets, radiator.

### **Bathroom**

With obscured double glazed window to the rear, bath with shower fitted over, wc, wash hand basin, tiling to the floor, storage cupboard, tiling to the walls, inset ceiling lights and heated towel rail.



***view this property online*** [williamhbrown.co.uk/Property/LCR121497](http://williamhbrown.co.uk/Property/LCR121497)



welcome to

## Riverside Apartments Bridge Street, Saxilby LINCOLN

- MODERN & CONTEMPORARY ONE BEDROOM APARTMENT
- DESIRABLE VILLAGE LOCATION
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- DOUBLE BEDROOM
- OPEN PLAN LIVING

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £135,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR121497](http://williamhbrown.co.uk/Property/LCR121497)



Property Ref:  
LCR121497 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01522 534 771**



[Lincoln@williamhbrown.co.uk](mailto:Lincoln@williamhbrown.co.uk)



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](http://williamhbrown.co.uk)