



Riverside Apartments Bridge Street, Saxilby Lincoln LN1 2TN

welcome to

Riverside Apartments Bridge Street, Saxilby Lincoln

Contemporary 1 Bed Flat in Saxilby, close to the city of Lincoln.

Brand New with Open Plan Living a modern Kitchen with integrated appliances & a stylish Bathroom.

Ideal for First Time Buyers or investors



Entrance Hall

With tiling to the floor, storage cupboard, radiator and sensored LED lighting.

Lounge / Diner

17' 5" max (restricted head height) x 10' 4" max (restricted head height) (5.31m max (restricted head height) x 3.15m max (restricted head height))

With double glazed window to the front, pine flooring, inset ceiling lights, chrome sockets, wall lights and radiator.

Kitchen

10' max (restricted head height) x 11' 2" max (restricted head height) (3.05m max (restricted head height) x 3.40m max (restricted head height))

With double glazed window to the front, a modern fitted kitchen in a range of high gloss wall and base units with work surfaces, inset sink and drainer, integral fridge, integral freezer, integral oven, gas hob with cooker hood fitted over, inset ceiling lights, wall mounted combi boiler, oak flooring, tiled splashback, chrome sockets, feature brick wall, storage cupboard and radiator.

Mezzanine

7' 1" restricted head height x 7' 11" restricted head height (2.16m restricted head height x 2.41m restricted head height)

With skylight, pine flooring and chrome socket.

Bathroom

With skylight, wc, wash hand basin, bath with shower fitted over, feature brick wall, extractor fan, tiling to the walls and floor, chrome heated towel rail and shaver point.



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welcome to

Riverside Apartments Bridge Street, Saxilby Lincoln

- MODERN & CONTEMPORARY MEZZANINE FLAT
- DESIRABLE VILLAGE LOCATION
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- OPEN PLAN LIVING
- ON STREET PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR121787 - 0008

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.

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