



£70,000

94a Liquorpond Street, Boston, Lincolnshire, PE21 8UJ



94a Liquorpond Street,
Boston, Lincolnshire, PE21 8UJ
£70,000 - Leasehold

A ground floor flat within walking distance to Boston Town Centre. Having accommodation comprising: entrance hall, lounge, dining kitchen, rear hall, bathroom and bedroom. Outside the property has a courtyard and an allocated parking space. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having radiator, opening to the dining kitchen, door to bedroom and door to the:

LOUNGE

13'0" x 11'11" (3.96m x 3.63m)

Having sealed unit double glazed uPVC window to side elevation, sealed unit double glazed uPVC french doors to rear elevation & courtyard, coved ceiling, radiator, television aerial connection point and fireplace with tiled back & hearth and wooden surround.



DINING KITCHEN

16'3" x 10'6" (max) (4.95m x 3.20m (max))

Having sealed unit double glazed uPVC window to side elevation, inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, gas fired boiler providing for both domestic hot water & heating over. Work surface return with inset gas hob, integrated electric oven & cupboards under, cupboards & stainless steel cooker hood over. Space for upright fridge/freezer. Opening to the:



REAR HALL

Having sealed unit double glazed uPVC window & part glazed uPVC door to side elevation and built-in cupboard. Door to the:

BATHROOM

7'8" x 6'5" (2.34m x 1.96m)

Having radiator, tiled floor, built-in cupboard, panelled bath, close coupled WC and pedestal hand basin.



BEDROOM

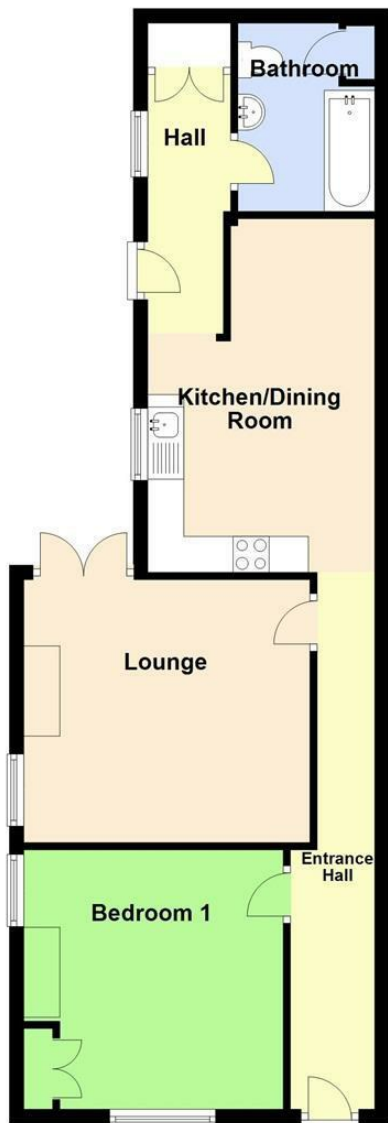
12'0" x 11'8" (3.66m x 3.56m)

Having sealed unit double glazed uPVC windows to front & side elevations, coved ceiling, radiator and built-in cupboard.



EXTERIOR

The property has an adjacent courtyard and an allocated parking space to the rear of the property.



Total area: approx. 59.8 sq. metres (644.1 sq. feet)

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band A. There is 58 years left on existing lease and we are informed that the ground rent and services charges are in the region of £550PA.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

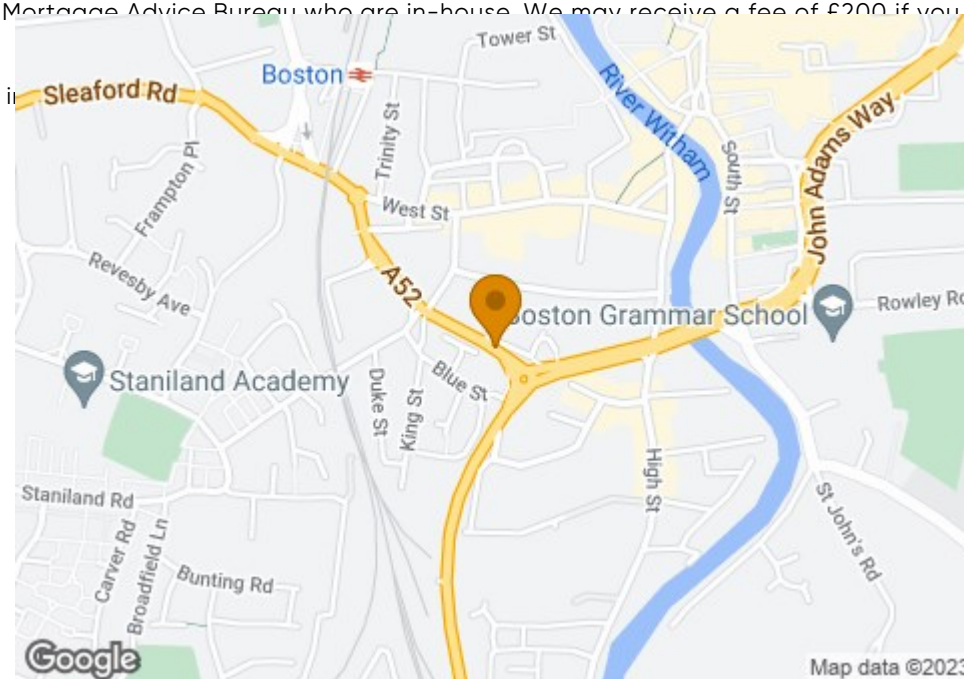
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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