



10 Haven Hall, South Square, Boston, PE21 6HX





Leasehold

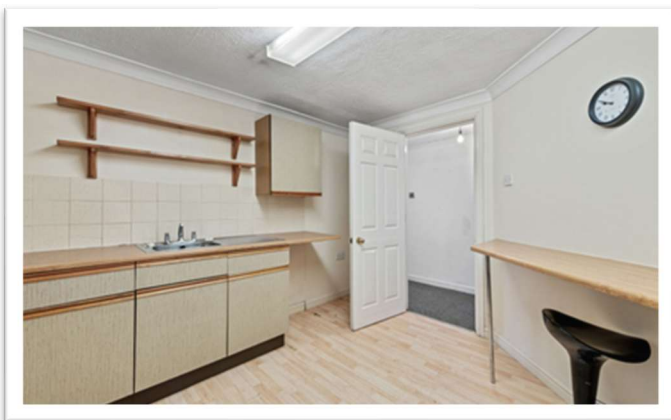
Offers over £65,000



## Key Features

- Second floor flat
- Two bedrooms
- Lounge & kitchen
- Bathroom
- Town centre location
- Overlooking River Haven to the rear
- EPC rating C





Ideal for first time or investment buyers this second floor flat is situated in the town centre a short walk away from Market Place and overlooks the River Haven to the rear. Having accommodation comprising: entrance hall, lounge, kitchen, two bedrooms and bathroom.

#### ACCOMMODATION

Entrance door off communal hallway through to the:

#### ENTRANCE HALL

4.60m x 4.22m (15'1" x 13'10")

Having coved ceiling, electric heater and walk-in store off.

#### LOUNGE

4.89m x 3.57m (16'0" x 11'8")

Having windows to side & rear elevations, coved & textured ceiling, two electric heaters and fireplace with electric fire.

#### KITCHEN

3.50m x 3.41m (11'6" x 11'2")

Having coved ceiling, electric heater, extractor and vinyl flooring. 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, drawer, space & plumbing for automatic washing machine under, cupboard & shelving over. Work surface return with space for electric cooker, cupboards & drawers under, cupboards over, tall larder style unit to side. Further work surface forming breakfast bar.

#### BEDROOM ONE

4.60m x 2.66m (15'1" x 8'8")

Having window to rear elevation, coved & textured ceiling and electric heater.

#### BEDROOM TWO

2.60m x 2.57m (8'6" x 8'5")

Having window to rear elevation, coved & textured ceiling and electric heater.

#### BATHROOM

2.60m x 1.60m (8'6" x 5'2")

Having coved ceiling, wall mounted electric heater, tiled floor, panelled bath, close coupled WC and pedestal hand basin.

#### LEASE DETAILS

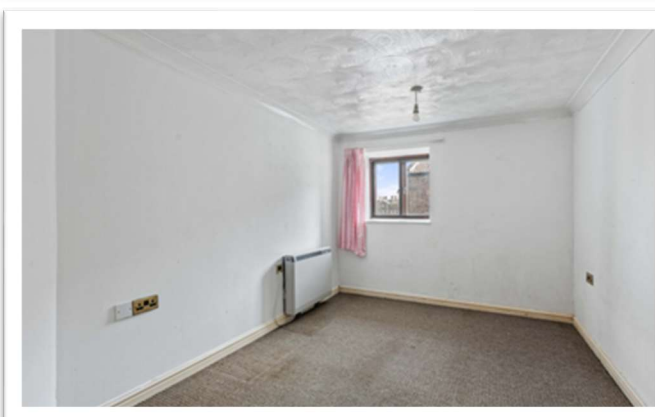
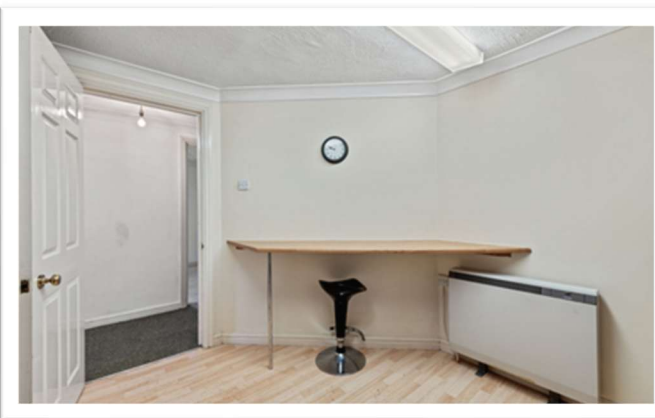
The property has a 125 year lease from 25 June 1987. We are advised that there is a service charge of £225 per month.

#### SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the current council tax is band A.

#### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

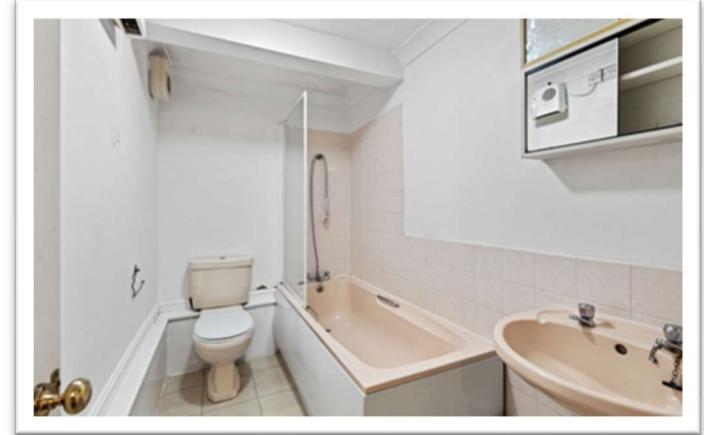




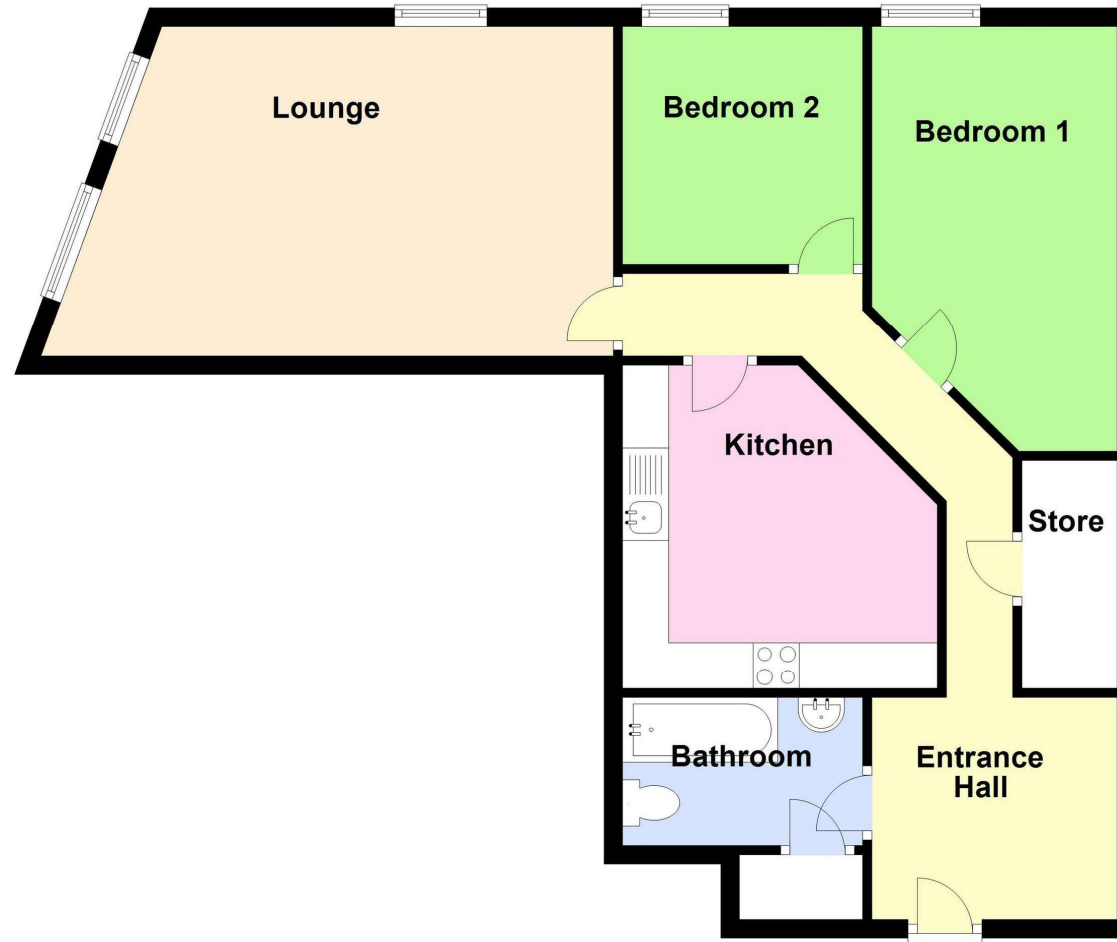
### AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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## Floorplan



Total area: approx. 70.9 sq. metres (763.3 sq. feet)



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