



24 Mill Lodge, Willoughby Road, Boston, PE21 9EG



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Leasehold

£65,000



Key Features

- Second floor retirement flat
- One bedroom
- Lounge & kitchen
- Bathroom
- Communal parking & gardens
- Over 55's only
- NO CHAIN
- EPC rating TBC





A second floor retirement flat for the over 55's within walking distance to the town centre and overlooking the Maud Foster Waterway. Having accommodation comprising: entrance hall, lounge, kitchen, bedroom and bathroom. There is communal parking & gardens and 24 hour emergency care response system. NO CHAIN

ACCOMMODATION

Communal hall with lift or stairs to the second floor landing with an entrance door to the:

ENTRANCE HALL

Having coved ceiling, electric heater, smoke alarm, access to roof space, intercom, storage cupboard and airing cupboard housing hot water cylinder with shelving.

LOUNGE

4.33m x 3.23m (14'2" x 10'7")

Having window to side elevation, coved ceiling, two electric heaters and telephone connection point.

KITCHEN

2.27m x 2.16m (7'5" x 7'1")

Having window to side elevation, coved ceiling and vinyl flooring.

Fitted with a range of base & wall units with work surfaces & splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards under, open-ended shelving over. Work surface return with inset electric hob, cupboards under, cupboard over, tall unit to side housing integrated electric oven with drawers under, cupboard over. Further work surface return with cupboard & drawers under, cupboards over and space for fridge to side.

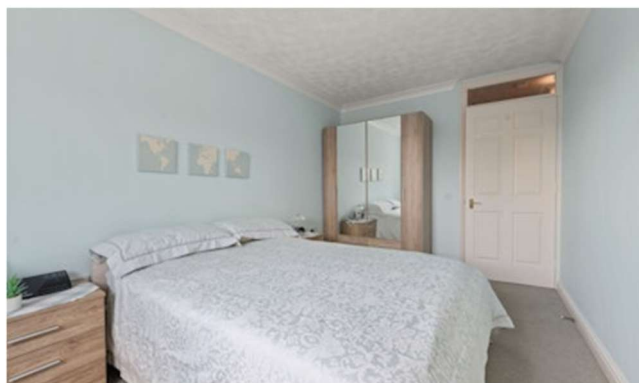
BEDROOM

4.33m x 2.63m (14'2" x 8'7")

Having window to side elevation, coved ceiling and electric heater.

BATHROOM

Having window to side elevation, coved ceiling, extractor & electric heater, vinyl flooring, part tiled walls, panelled bath, close coupled WC and pedestal hand basin.



MILL LODGE

- Built in 1988 and having 26 flats in total.
- Non-resident management staff (part time) and Careline alarm service. Lift, Lounge, Laundry & communal gardens.
- Whole site accessible by wheelchair. Easy access to site off Willoughby Road.
- Distances: bus stop 200 yards; shop 0.25 mile; post office 0.3 mile; town centre 0.3 mile; GP 0.5 mile; social centre 0.5 mile.
- Regular Social activities include: coffee morning, and fish & chip suppers.
- New residents accepted from 55 years of age.
- Both cats & dogs generally accepted (subject to terms of lease and landlord permission).

SERVICES

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

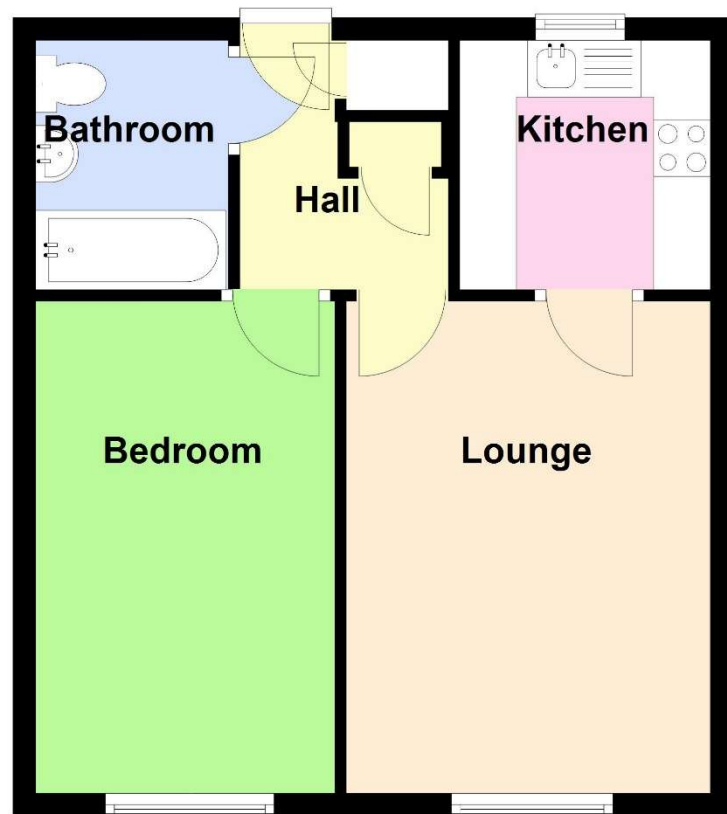
We are advised that the ground rent is £117 per annum and there is a service charge of £231.77 per month which includes buildings insurance and water.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 39.4 sq. metres (423.9 sq. feet)



Maud Foster Waterway to front

 **NEWTONFALLOWELL**

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