



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



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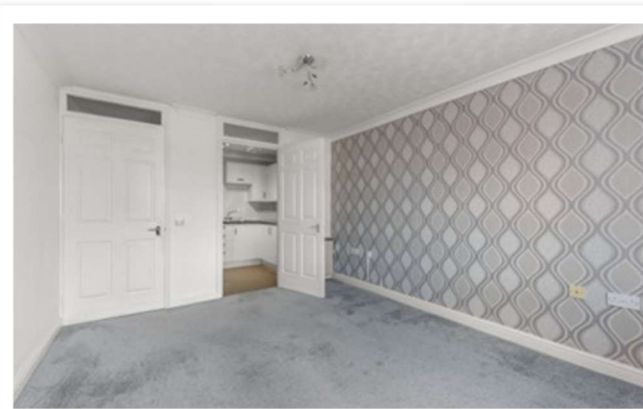
Leasehold

£65,000



## Key Features

- First floor retirement flat
- One bedroom
- Lounge & kitchen
- Shower room
- Communal parking & gardens
- Over 55's only
- NO CHAIN
- EPC rating B





A first 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 shower room. There is communal parking & gardens and 24 hour emergency care response system. NO CHAIN

#### ACCOMMODATION

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

#### ENTRANCE HALL

Having coved ceiling, electric storage heater, wall mounted intercom, built-in cupboard and built-in airing cupboard housing hot water cylinder with fitted electric immersion heater.

#### LOUNGE

4.32m x 3.2m (14'2" x 10'6")

Having window to front elevation, coved ceiling and two electric storage heaters.



#### KITCHEN

2.26m x 2.16m (7'5" x 7'1")

Having window to rear elevation, coved ceiling and vinyl flooring. Fitted with a range of base & wall units with work surfaces & splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, drawers, space & plumbing for automatic washing machine under, cupboards over. Work surface return with space for electric cooker, cupboards under, cupboards over.

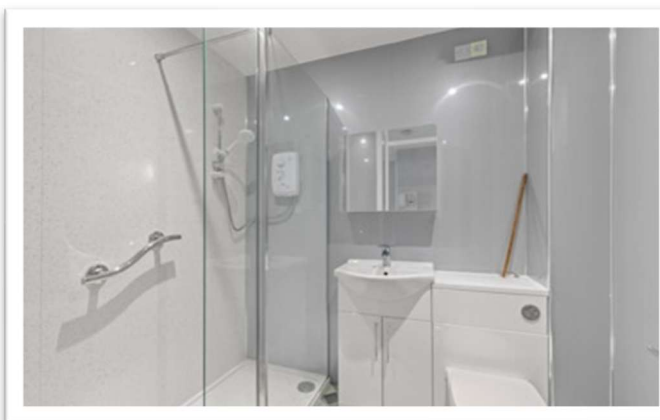
#### BEDROOM

4.29m x 2.62m (14'1" x 8'7")

Having window to front elevation, coved ceiling and electric storage heater.

#### SHOWER ROOM

Having inset ceiling spotlights, extractor, tile effect flooring, shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





## 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.

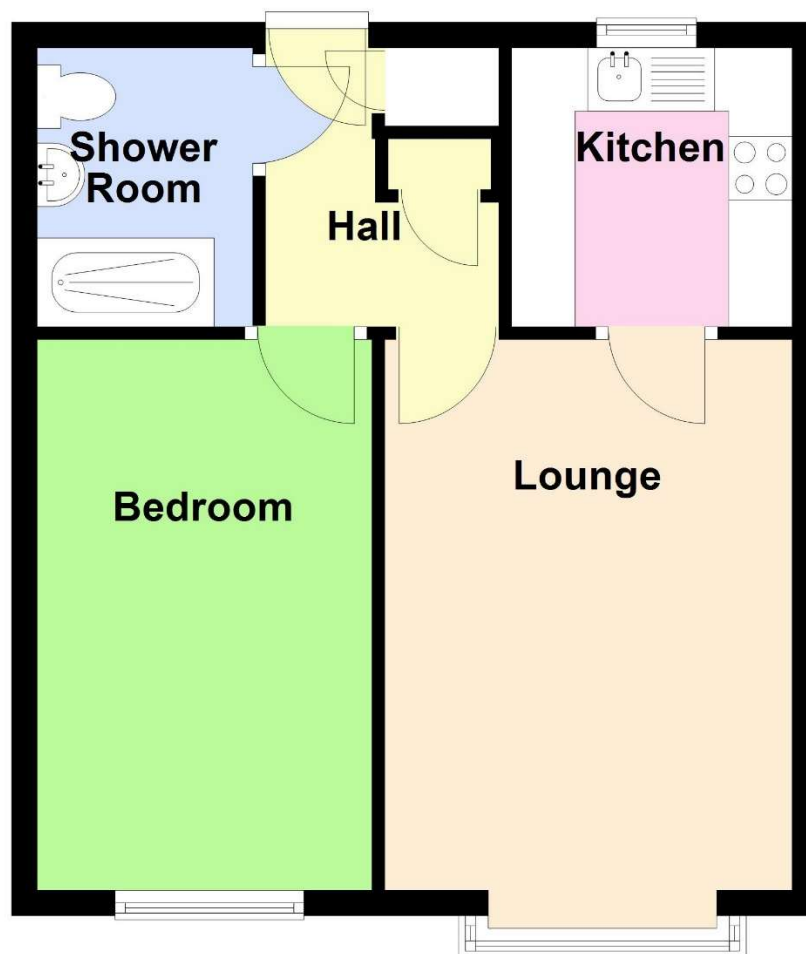
We are advised that the ground rent is £117 per annum and there is a service charge of £231.77 per month which includes buildings insurance and water.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



## Floorplan



Total area: approx. 39.6 sq. metres (426.8 sq. feet)



*View to front*

### AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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