



Flat I, 26 St Thomas Drive, Boston, PE21 7EP



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Leasehold

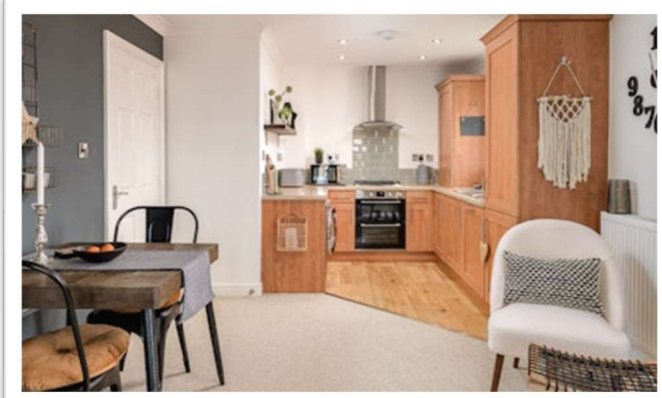
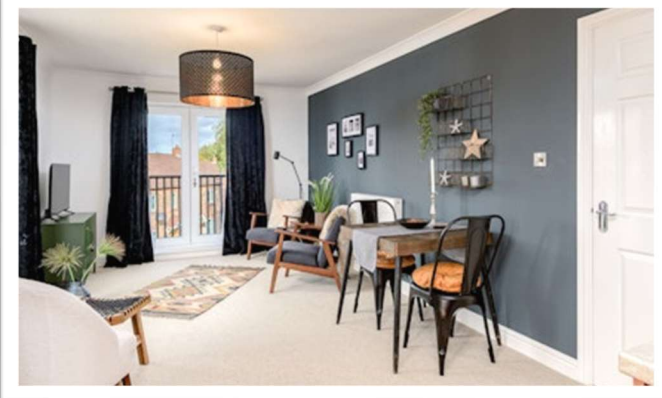
£95,000



Key Features

- Second floor flat
- One bedroom
- Open plan living/dining/kitchen
- Bathroom
- Two allocated parking spaces
- Gas central heating
- Double glazing
- EPC rating C





This very well-presented second-floor flat is ideally situated on the outskirts of town, offering comfortable modern living with convenient access to local amenities. The accommodation comprises an entrance hall, a bright and spacious open-plan lounge & dining area with a fitted kitchen, a good-sized bedroom and a contemporary bathroom.

The property further benefits from gas central heating, double glazing, a communal garden and two allocated parking spaces, making it an excellent choice for first-time buyers, professionals, or investors alike.

ACCOMMODATION

Communal entrance with stairs rising to the second floor with entrance door to the:

ENTRANCE HALL

Having coved ceiling, telephone connection point and large storage cupboard.

OPEN PLAN LIVING/DINING/KITCHEN

7.21m x 3.25m (23'8" x 10'8")

(max) Forming areas comprising:

LOUNGE/DINING AREA

Having french doors to small balconies to front & rear elevations, coved ceiling, two radiators and television aerial connection point. Open to the:

FITTED KITCHEN AREA

Having window to side elevation, coved ceiling with inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: a 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher (new August 2023) under, cupboards over, tall unit to side housing integrated fridge & freezer (new August 2022).

Work surface return with inset gas hob, integrated electric double oven (new May 2023), cupboards & drawers under, stainless steel cooker hood over. Further work surface return with cupboard, space & plumbing for automatic washing machine under, cupboards over. Cupboard housing gas fired combination boiler (installed December 2021) providing for both domestic hot water & heating.

BEDROOM

2.64m x 2.44m (8'8" x 8'0")

(wardrobe & door entrance in addition) Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

BATHROOM

Having coved ceiling, radiator, wood effect flooring, part tiled walls and shaver point. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

The property has two allocated parking spaces.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (installed December 2021) served by radiators and the property is double glazed. The current council tax is band A. We are advised that there is a £75 per month management charge which includes building insurance. Lease is 125 years from 1st October 2007.

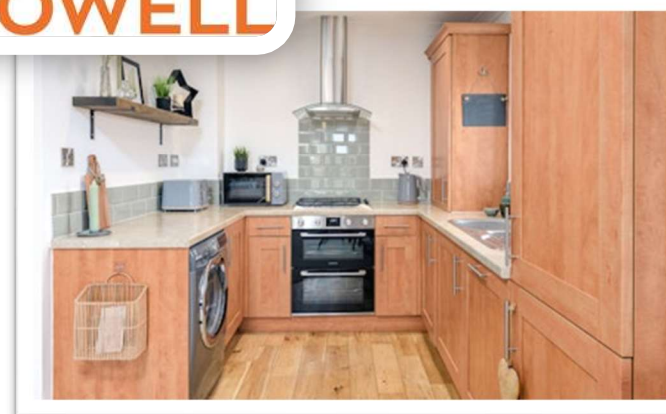
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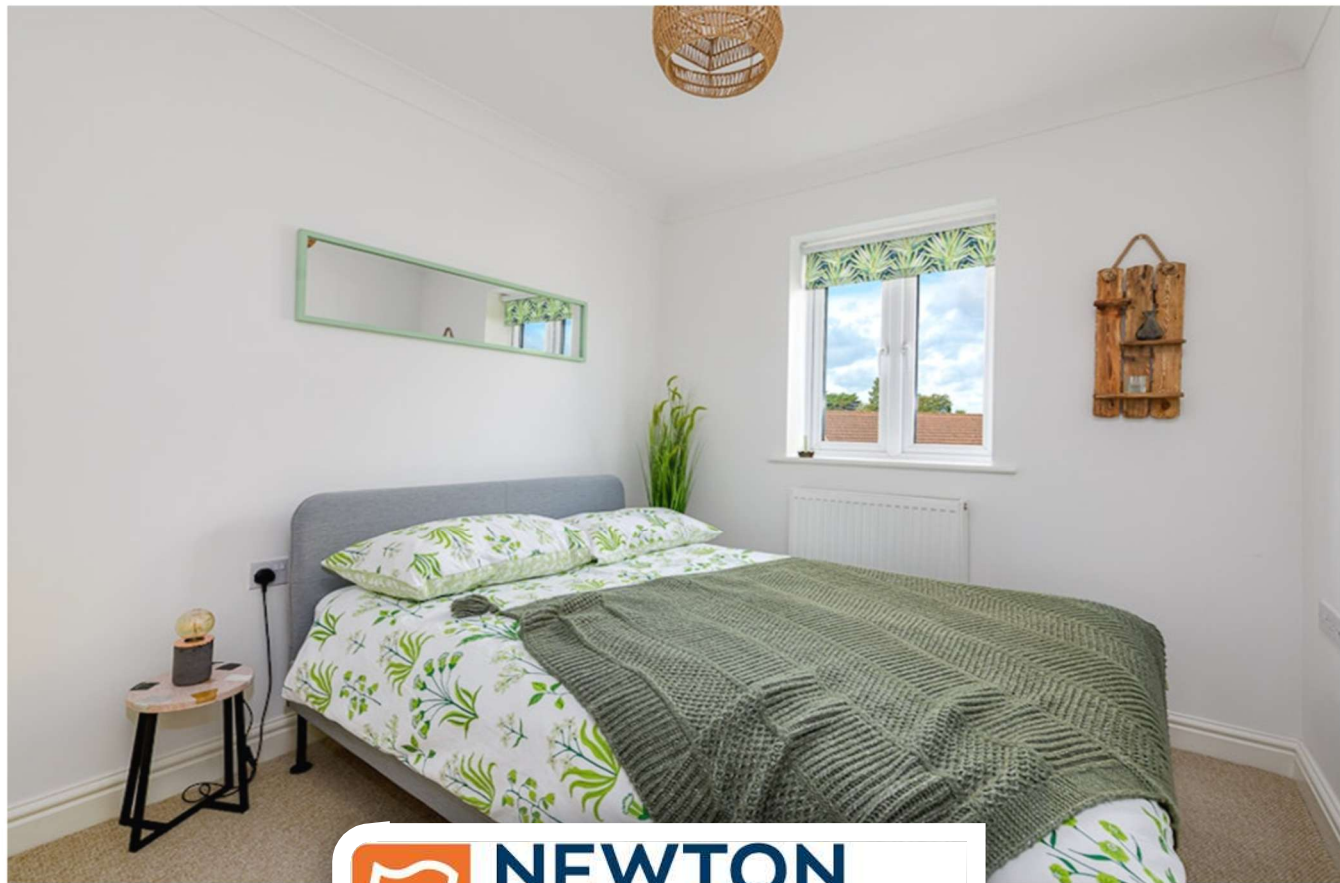
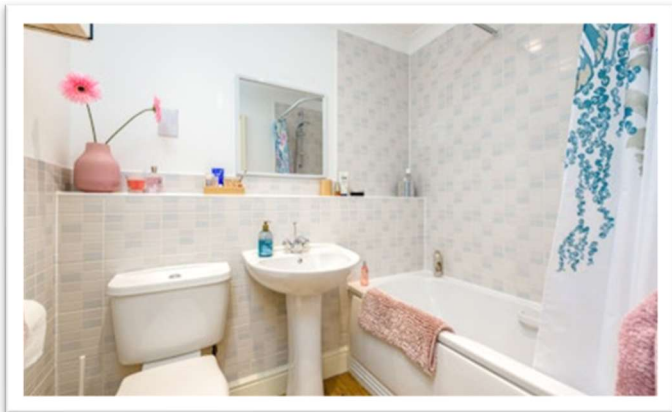
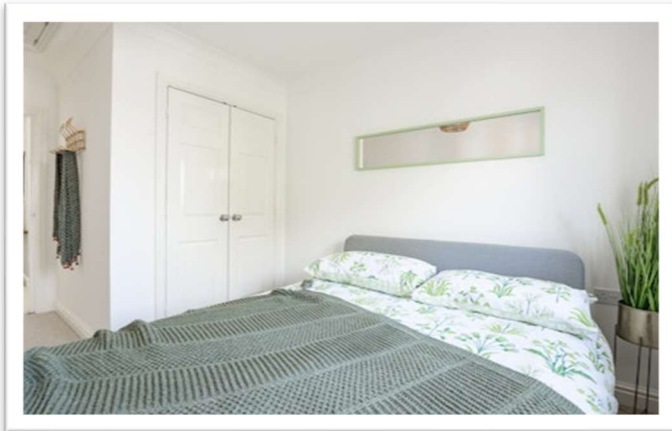
By appointment with Newton Fallowell - telephone 01205 353100.

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 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 41.7 sq. metres (448.8 sq. feet)



 **NEWTONFALLOWELL**

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