



Flat 4, 37 Rectory Road, Boston, PE21 0AQ



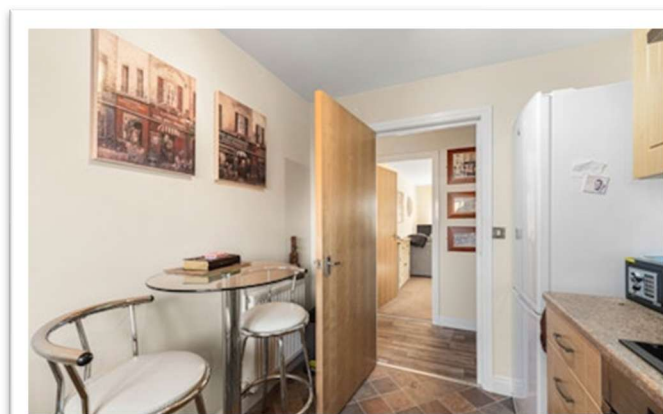
Leasehold

£110,000



Key Features

- First floor apartment
- Two bedrooms
- Breakfast kitchen & lounge/diner
- En-suite & bathroom
- Allocated parking space
- Gas central heating & double glazing
- EPC rating B – NO CHAIN





A first floor apartment on the outskirts of town with the front overlooking the Haven river. Having well presented accommodation comprising: entrance hall, breakfast kitchen, lounge/diner with balcony, master bedroom with en-suite, further bedroom and bathroom. Outside the property has an allocated parking space and communal lawned gardens. The property benefits from gas central heating and double glazing. NO CHAIN



ACCOMMODATION

Ground floor communal entrance with staircase rising to the first floor landing with door to the:

ENTRANCE HALL

Having radiator, intercom, smoke alarm, telephone connection point and storage cupboard housing gas fired combination boiler providing for both domestic hot water and heating.

BREAKFAST KITCHEN

3.21m x 2.25m (10'6" x 7'5")

Having window to front elevation, radiator and tile effect flooring. Fitted with a range of base and wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over, space for upright fridge/freezer to side.

LOUNGE/DINER

5.74m x 3.33m (18'10" x 10'11")

Having french doors with side screens to rear elevation and a balcony, two radiators and television aerial connection point.

MASTER BEDROOM

3.56m x 3.09m (11'8" x 10'1")

Having window to rear elevation and radiator.

EN-SUITE

Having radiator, tile effect flooring, extractor, shaver point, fully tiled shower enclosure with mixer shower fitting, WC with concealed cistern and pedestal hand basin with tiled splashback.

BEDROOM TWO

3.21m x 3.09m (10'6" x 10'1")

Having window to front elevation and radiator.

BATHROOM

Having radiator, tile effect flooring, tiled splashbacks, extractor, shaver point, panelled bath with mixer tap & shower attachment, hand basin inset to vanity unit with cupboard under and WC with concealed cistern,



EXTERIOR

The property has an allocated parking space.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band A.

LEASE INFORMATION

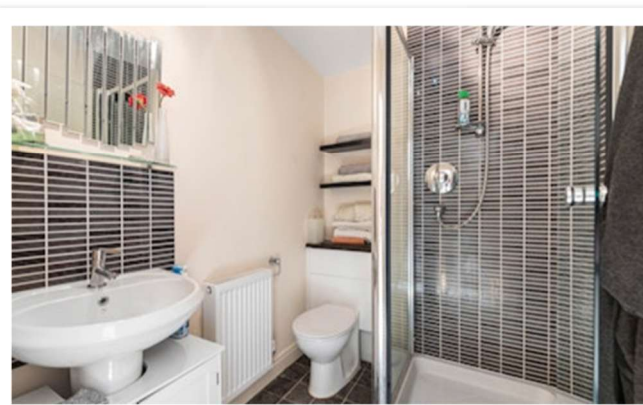
The property is on a 199 year lease from 21st May 2010.

SERVICE CHARGE

Service charge on this is payable yearly in advance and the year 1st July 2025 – 30th June 2026 was £909.33

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

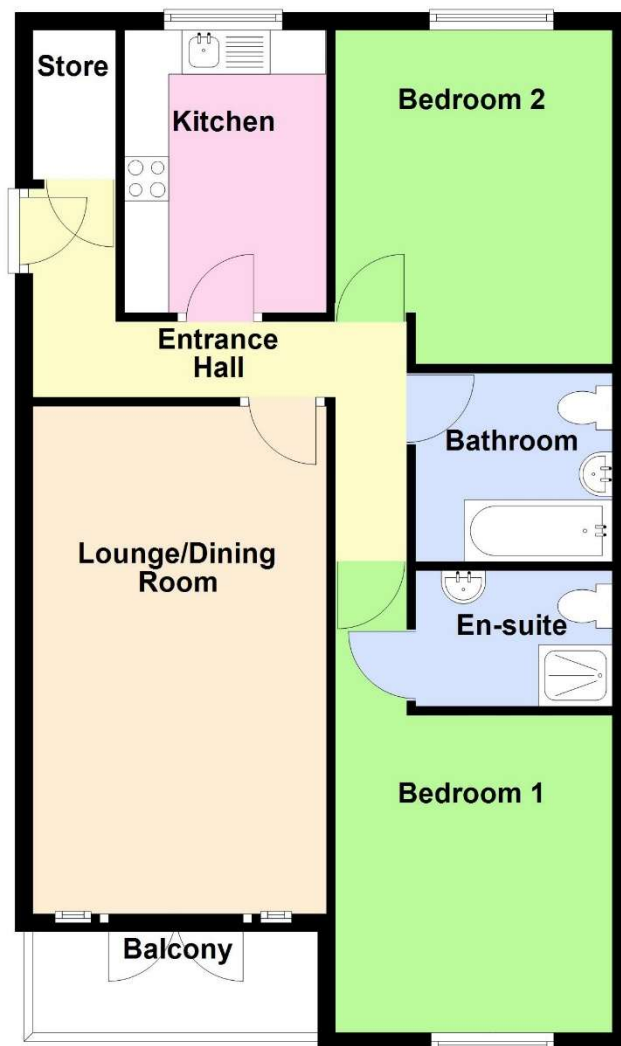




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Floorplan



Total area: approx. 70.0 sq. metres (753.9 sq. feet)

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Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk