



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



1



1



1

Leasehold

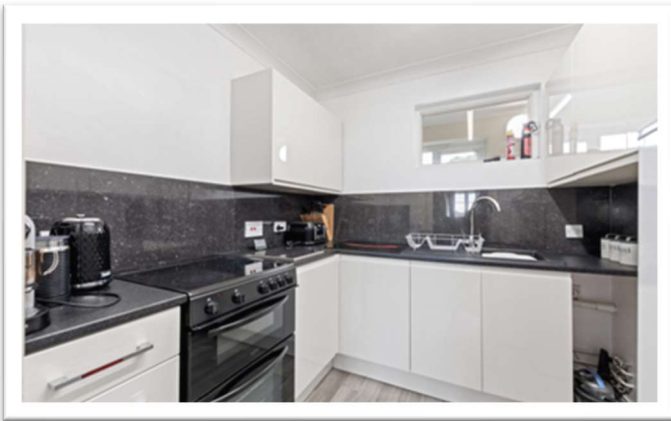
£62,950



Key Features

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





A recently refurbished 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 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 second floor landing with an entrance door to the:

ENTRANCE HALL

Having coved ceiling, electric storage heater, smoke alarm, intercom system, built-in storage cupboard and built-in airing cupboard housing hot water cylinder.

LOUNGE

5.06m x 3.23m (16'7" x 10'7")

(max) Having window to front elevation, coved ceiling, electric storage heater, television aerial & telephone connection points.

KITCHEN

2.30m x 2.18m (7'6" x 7'2")

Having window to access corridor to the entrance to the flat, coved ceiling, wood effect flooring and extractor.

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. Work surface return with space for electric cooker, cupboard & drawers under, cupboards over. Further wall mounted cupboards with space for upright fridge/freezer under.

BEDROOM

4.35m x 2.69m (14'4" x 8'10")

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

SHOWER ROOM

Having window to access corridor to the entrance to the flat, heated towel rail, wall mounted electric heater & extractor, fully tiled shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage 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 £206.83 per month which includes buildings insurance and water.

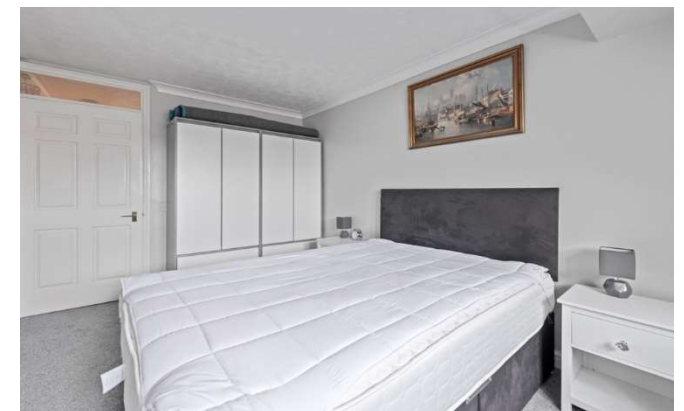
VIEWING

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.

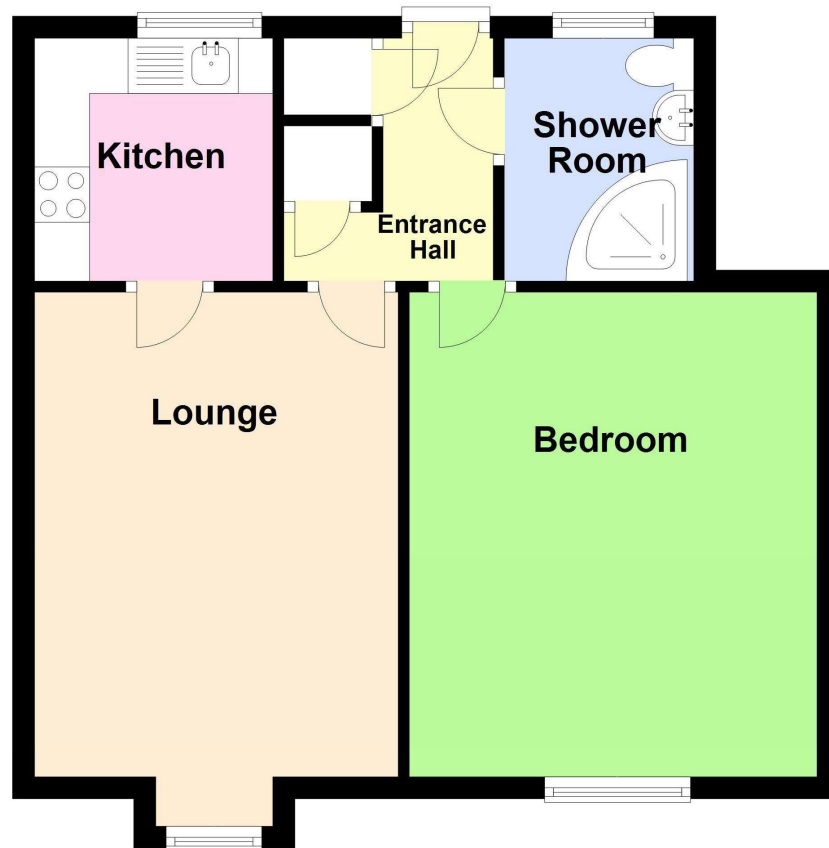
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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





 **NEWTON
FALLOWELL**

Floorplan



Total area: approx. 45.8 sq. metres (492.8 sq. feet)

MILL LODGE MAIN DETAILS

- 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(s); post office 0.3 mile(s); town centre 0.3 mile(s); GP 0.5 mile(s); social centre 0.5 mile(s).
- 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).
- Housing Authority: Boston
- Social Care Authority: Lincolnshire



Newton Fallowell Boston (Sales)

01205 353100

boston@newtonfallowell.co.uk