



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



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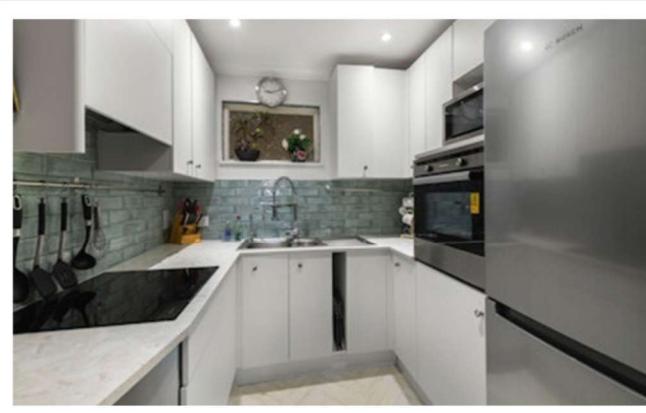
Leasehold

£65,000



Key Features

- Second floor retirement flat
- One bedroom
- Lounge, kitchen & shower room
- 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 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 electric heater, smoke alarm, access to roof space, storage cupboard housing electric water heater & consumer unit (replaced in 2022) and further cupboard with water softener, space & plumbing for automatic washing machine.

LOUNGE

4.99m x 3.24m (16'5" x 10'7")

Having window to front elevation, coved ceiling and radiator.

KITCHEN

2.25m x 2.19m (7'5" x 7'2")

Having window to rear elevation and vinyl flooring. Re-fitted in 2022 with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & tray recess under, cupboard over. Work surface return to the left with inset electric hob, cupboard & drawer under, cupboards & concealed extractor over. Further work surface return to the right with cupboard under, cupboards over and unit to side housing integrated electric oven with cupboard under, space for microwave over. (Fridge/freezer included in sale)

BEDROOM

4.31m x 2.66m (14'1" x 8'8")

(max) Having window to front elevation, coved ceiling, electric heater and fitted wardrobes to one wall.

SHOWER ROOM

Having window to front elevation, heated towel rail, laminate flooring, porcelain tiled walls and extractor. Re-fitted in 2022 with a suite comprising: double shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboards 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(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.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band A. £231.77 pm service charge. £117.53 ground rent per year.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



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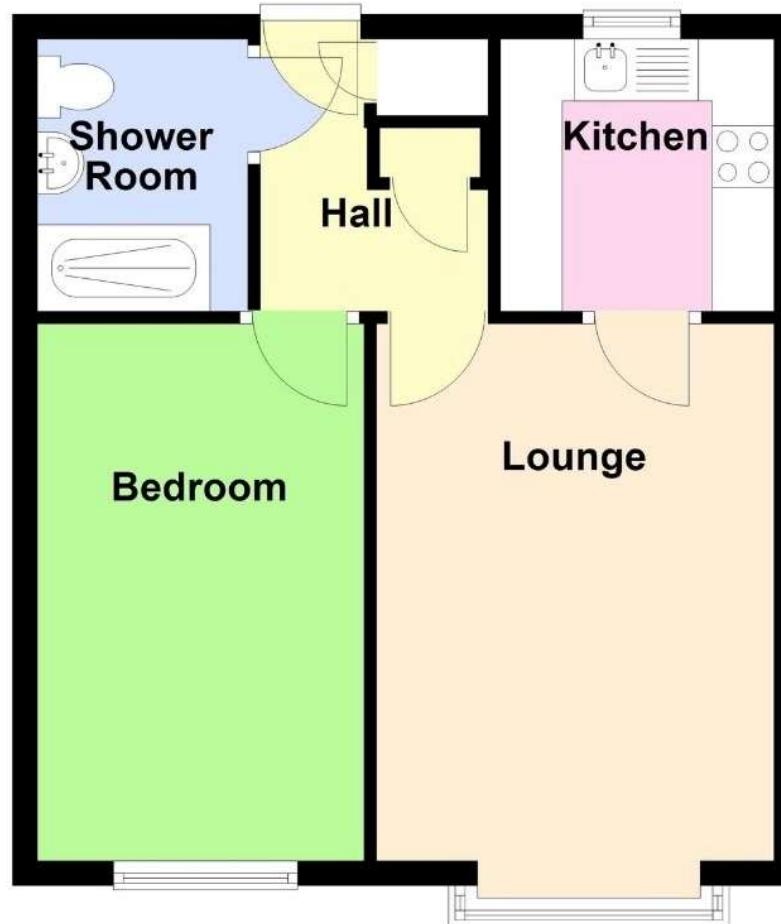
AGENT'S NOTES

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 **NEWTON
FALLOWELL**



Floorplan



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

 **NEWTONFALLOWELL**

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