



Flat 4 Ash Court, Sleaford Road, Boston, PE21 8EY



2



1



1



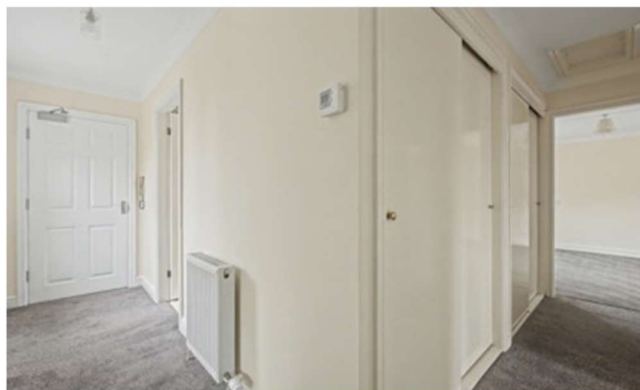
Leasehold

£129,950



## Key Features

- First floor flat
- Two bedrooms
- Lounge, dining kitchen & shower room
- Communal gardens & parking
- Over 55's only
- Purpose built
- EPC rating C





A modern, purpose-built first floor flat with no chain, for the over 55s and set within landscaped and well-stocked communal gardens with parking.

Having accommodation comprising: entrance hall, lounge, dining kitchen, two bedrooms and a shower room.

Situated just on the outskirts of Boston, off Sleaford Road, this sought-after and established residential location lies approximately 1.5 miles west of the historic market town centre. The property is ideally placed within easy reach of local amenities, close to a pleasant park and offers convenient access into the town centre for shopping and services.



#### ACCOMMODATION

Covered & tiled entrance porch with store and part glazed door to the:

#### COMMUNAL ENTRANCE HALL

Serving two flats with staircase & stairlift (owned by this property) rising to first floor.

#### ENTRANCE HALL

L-shaped and having window to front elevation, coved ceiling, radiator, access to roof space and built-in cupboards with sliding doors to one wall.

#### LOUNGE

4.21m x 3.44m (13'10" x 11'4")

Having bow window to front elevation, glazed door to balcony, coved ceiling, radiator and fireplace with marble back & hearth, inset electric fire and wood surround.



#### KITCHEN

3.11m x 2.86m (10'2" x 9'5")

Having window to rear elevation, radiator and vinyl flooring. Fitted 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 under. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards, extractor and gas fired combination boiler providing for both domestic hot water & heating over. Further work surface return with cupboard, drawer, space & plumbing for automatic washing machine under, cupboards & open-ended shelving over.

### BEDROOM ONE

3.62m x 3.43m (11'11" x 11'4")

Having windows to both side elevations, coved ceiling, radiator and built-in double wardrobe.

### BEDROOM TWO

3.63m x 2.5m (11'11" x 8'2")

Having windows to side & rear elevations, coved ceiling and radiator.

### SHOWER ROOM

3.61m x 1.78m (11'10" x 5'10")

Having window to front elevation, coved ceiling, radiator, vinyl flooring, airing cupboard with radiator & shelving, walk-in shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards & drawer under.

### SERVICES

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

125 year lease from 1st January 2016 - £305.30 pcm service charge - £250 per annum ground rent (doubles every 25 years) The property has a 10% sell on clause. Assignment fee payable on sale.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.







 **NEWTONFALLOWELL**

## Floorplan



Total area: approx. 63.8 sq. metres (686.4 sq. feet)

### LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

lifetime legal

### 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.

 **NEWTONFALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)