



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



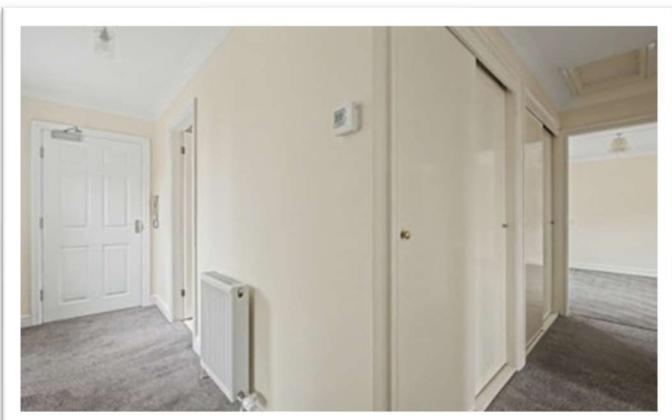
Leasehold

£129,950

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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.





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Floorplan



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

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 **NEWTON FALLOWELL**

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