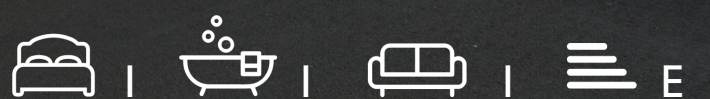


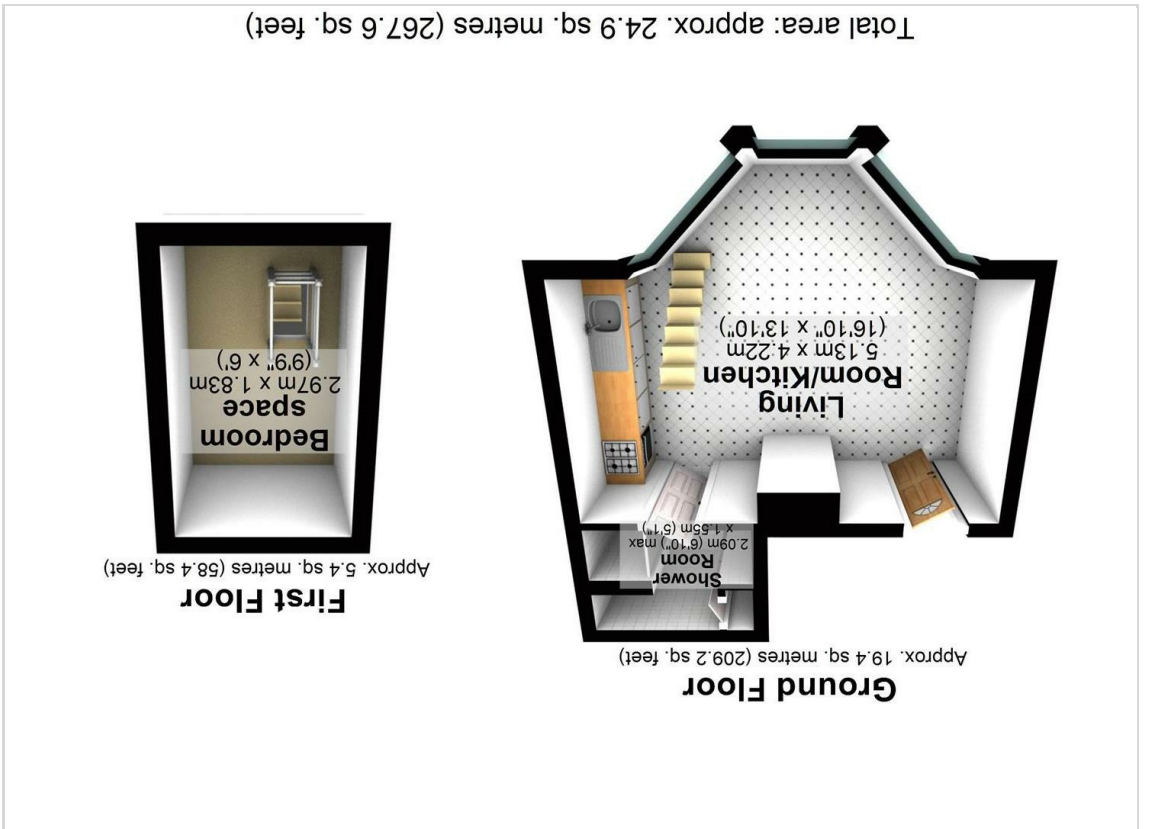


118b High Street  
Boston, PE21 8TH

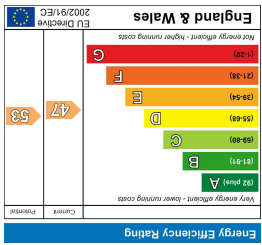
Offers In Excess Of £42,500



Floor Plan



Energy Efficiency Graph



Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map

Disclaimer: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to signing of contracts.



## 118b High Street

Boston, PE21 8TH

City and County are pleased to bring to the market this well presented STUDIO FLAT with convenient pedestrian access to Boston town centre. Communal ground floor access to a reception area. Accommodation comprises bay fronted open plan living accommodation/kitchen area, a shower room and a ladder leading to a mezzanine bedroom area. Convenient access to all the local facilities and amenities. An ideal investment opportunity which is currently tenanted – call today to discuss.

### Living Room/Kitchen

13'10" x 16'10"

Bay window to the front. Ladder to the mezzanine floor. Fitted with a matching range of base and eye level units with worktop space over. Four ring electric hob. Plumbing for a washing machine. Door to:

### Shower Room

5'1" x 6'10"

Fitted with a three piece suite comprising shower, wash hand basin and WC. Door to a storage cupboard

### Bedroom Space

9'9" x 6'0"

EPC: E

47/53



### Tenure

Leasehold

Service Charge: £200

Ground Rent: £40 per year

Length of lease remaining: 63 years

\*The information is provided via the vendor at the time of marketing, and the exact figures should be obtained via your solicitor and the management pack when a sale is agreed.

**DRAFT DETAILS AWAITING VENDORS APPROVAL**