

PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing->

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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

4.22m x 5.13m (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

1.55m x 2.09m (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

2.97m x 1.83m (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