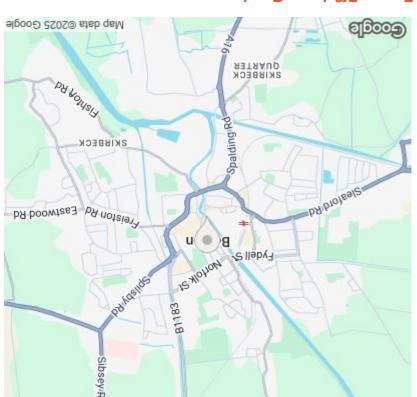
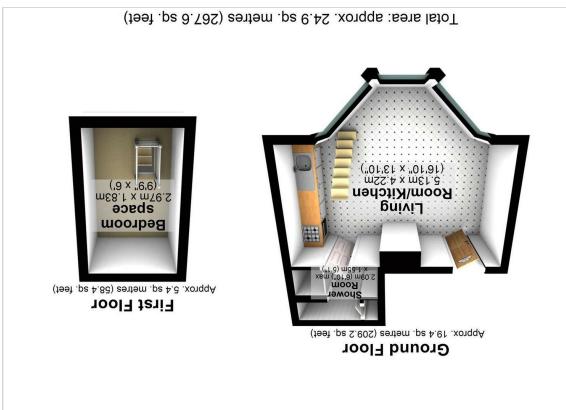




Approx. 19.4 sq. metres (209.2 sq. feet) **Ground Floor** Area Map Floor Plan





# Energy Efficiency Graph

England & Wales

**gniwaiV** 

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

Disclaimer Important Notice: 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 been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the wildty of any guarantee. All photographs, measurements, floorplans and distances referred to see given as a guide only and should be checked legal contracts.

Part TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- https://www.peterborough.gov.uk/residents/housing/selective-licensi

## **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  $\times$  5.13m (13'10"  $\times$  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  $\times 2.09$ m  $(5'1" \times 6'10")$ Fitted with a three piece suite comprising shower, wash hand basin and WC. Door to a storage cupboard

### **Bedroom Space**

2.97m × 1.83m (9'9" × 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**