



## **Flat 5 Grove House, Grove Street West, Boston, Lincolnshire, PE21 6TN**

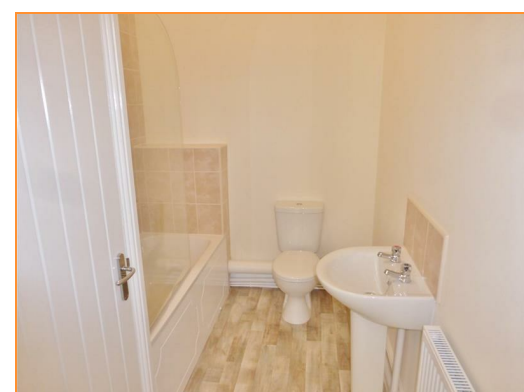
**Price £77,500**

Ideal Buy To Let investment opportunity, available with vacant possession.

Available with no onward chain.

Spacious modern 1 bedroom 1st floor apartment situated within walking distance of all amenities.

EPC Rating C, Council tax band A.



## Flat 5 Grove House, Grove Street West, Boston, Lincolnshire, PE21 6TN

### Accommodation

Ideal Buy To Let investment opportunity, available with vacant possession from 20th May 2022.

Available with no onward chain.

Spacious modern 1 bedroom 1st floor apartment situated within walking distance of all amenities.

Property benefits from having parking space at front of building.

### Kitchen/lounge area

14'9" x 15'1" (4.5m x 4.6m)

Kitchen with fitted electric oven and hob with extractor, range of wall and base units and stainless steel sink. Tiled splashback, plumbing for washing machine.

Lounge area with T.V. aerial and telephone point, original feature arch windows. Carpet to floor.

### Bathroom

8'2" x 6'2" (2.5m x 1.9m)

With white 3 piece suite comprising bath with mains fed shower overhead and shower screen, fully tiled splashback. W.C. and hand basin. Wood effect vinyl flooring, airing cupboard with heating system.

### Bedroom

10'9" x 8'2" (3.3m x 2.5m)

Double with original feature arch window and T.V. aerial. Carpet to floor.

### Additional Information

Fully double glazed and modern electric heating system.

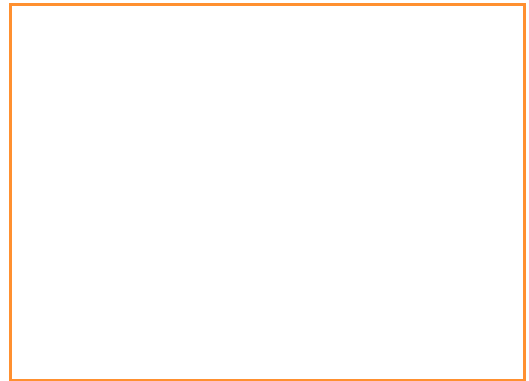
- Current ground rent: £720.00 per year and is reviewed annually every January
- Lease expires: 3016

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