



**36 White Horse Lane, Boston, PE21 8SZ**

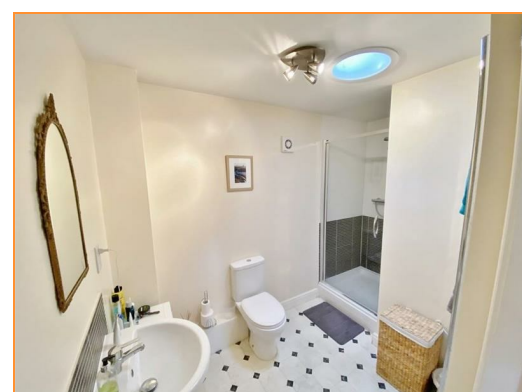
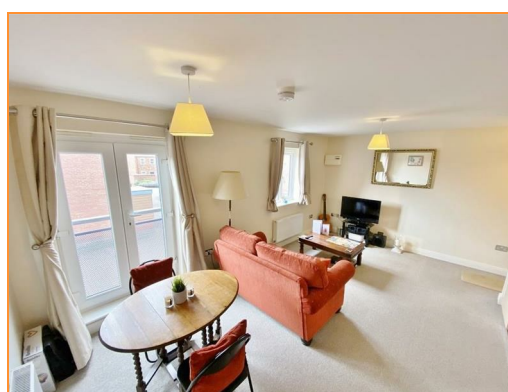
**Price £95,950**

Spacious modern 1 bedroom 1st floor apartment situated within short walking distance of town centre. Property benefits from having allocated parking.

FANTASTIC INVESTMENT OPPORTUNITY AVAILABLE WITH TENANT IN SITU

POTENTIAL YIELD OVER 7% GROSS

NO ONWARD CHAIN



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### Accommodation

Spacious modern 1 bedroom 1st floor apartment situated within short walking distance of town centre. Property benefits from having allocated parking.

External stairs leading to entrance and hallway with carpet to floor. Open plan kitchen and lounge/dining area.

### Open Plan Living Area

Comprising open plan kitchen and Lounge/ dining area

Kitchen: 5'9" x 10'1" (1.8m x 3.1m). With range of wall and base units, wood effect work surfaces. Gas hob with extractor overhead and electric oven. Washing machine and fridge provided. Fully tiled splash back and tile effect vinyl to floor. Two sky lights over kitchen area.

Lounge/dining area: 9'8" x 17'3" (3.0m x 5.3m). Good size lounge with Juliet balcony. T.V. aerial and telephone point, space to rear for dining table and chairs, carpet to floor.

### Shower Room

6'10" x 5'6" (2.1m x 1.7m)

Larger than average shower room comprising shower cubicle with mains fed shower over head, fully tiled splash back and glass door. Hand basin with tiled splash back and mirror over. W.C. Tile effect vinyl to floor.

### Bedroom

10'5" x 9'10" (3.2m x 3.0m)

Double with airing cupboard housing gas central heating boiler, walk in wardrobe with hanging rails. Carpet to floor.

### Additional Information

Gas central heating and uPVC double glazing throughout.

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