



## 6 Clovelly Terrace, Boston, Lincolnshire, PE21 8FD

**Price £80,000**

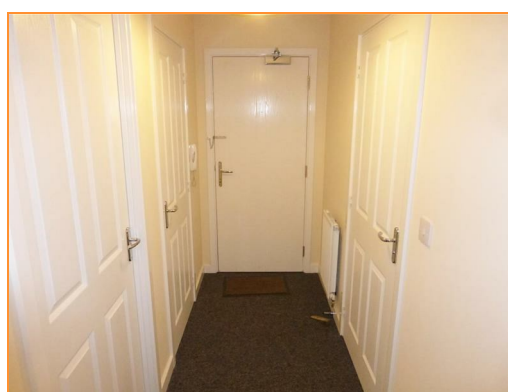
Ideal Buy To Let investment opportunity.

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.



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### Accommodation

The property is entered via a communal entrance hallway.

### Entrance Hall

With large storage cupboard. Carpet to floor.

### Open plan kitchen

14'9" x 6'6" (4.5m x 2.0m)

With range of wall and base units, gas hob with extractor and splash back electric fan oven. Plumbed for washing machine, tiled floor. Space for dining table and chairs.

### Lounge

19'0" x 11'5" (5.8m x 3.5m)

With TV point for free-sat and phone aerial. French doors with view overlooking communal gardens. Carpet to floor.

### Bathroom

6'10" x 6'6" (2.1m x 2.0m)

With 3 piece suite comprising bath with electric shower over, tiled splash back and glass shower screen. Hand basin and W.C. Tiling to floor.

### Main bedroom

10'9" x 9'10" (3.3m x 3.0m)

Large double with TV point and phone aerial. Carpet to floor.

### General Information

Gas central heating and double glazing throughout.

Allocated parking spaces to rear of building.

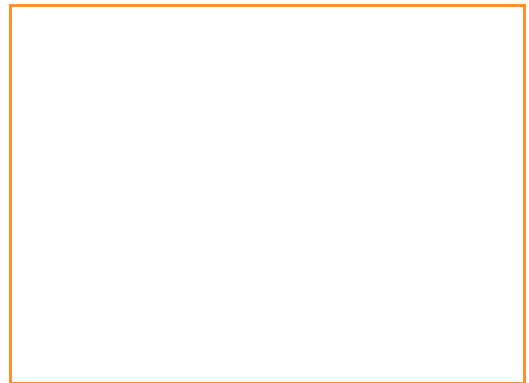
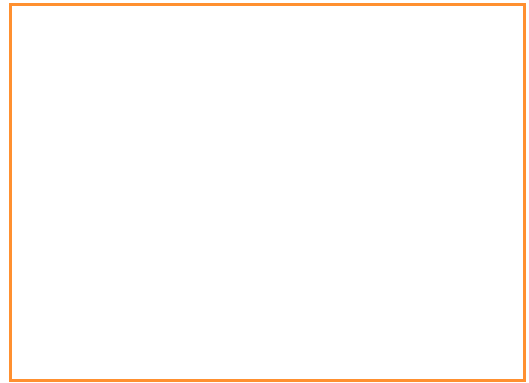
- Current ground rent: £75.00 per year and is reviewed annually every January
- Current service charge: £1915.91 per year and is reviewed annually every January
- Lease expires: 2139

### Disclaimer 1

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