



7 Rectory Road, Boston, PE21 0AQ
Offers in the region of £114,500



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Welcome to this charming and spacious 2-bedroom apartment located on a quiet no-through road, perfect for those seeking a peaceful and serene living environment.

Key Features:

Spacious Bedrooms: This apartment boasts two generously sized bedrooms, offering ample space for relaxation and comfort.

Open Plan Living Area: The open plan lounge is designed for modern living, providing a seamless flow between the living and dining areas, perfect for entertaining guests or enjoying a cozy night in.

Fitted Kitchen: The kitchen comes fully equipped with contemporary fittings and ample counter space, making meal preparation a pleasure.

Bathroom: The spacious bathroom features a full-size bath with a shower over the bath, offering a perfect retreat after a long day.

Storage: Benefit from a large storage cupboard, ideal for keeping your belongings organized and out of sight.

Quiet Location: Situated on a no-through road, this apartment offers a tranquil living experience away from the hustle and bustle of main roads.

Street Parking: Convenient street parking is available, public road, so no designated parking spot.

Being sold with tenant in situ, current tenants have lived there for a long time, and really look after the property.



Entrance Hall

Ground floor access with stairs leading to first floor apartment.

Hallway

Spacious hallway, leading to bedrooms, bathroom, and lounge. Large storage cupboard

Master Bedroom

Bedroom 2

Bathroom

Bath, with intergal showerm wc, and sink. Airing cupboard

Lounge / Diner

Lovely and bright, open plan lounge and dining area

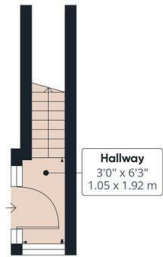
Kitchen

Fully fitted ktichen, with a good range of base and wall units. Spaces for appliances.

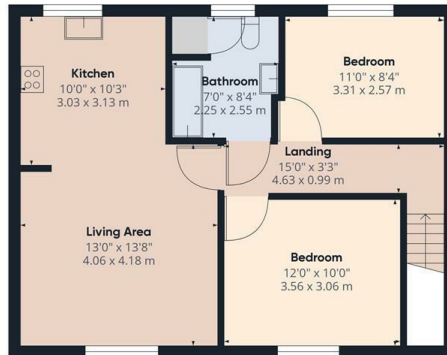








Ground Floor



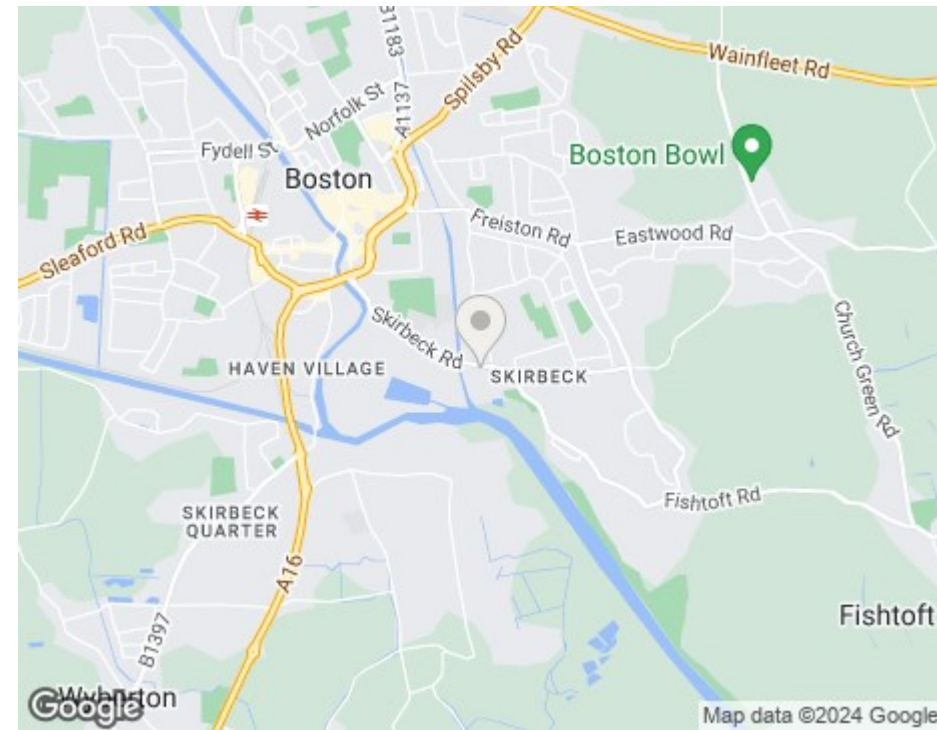
Floor 1

Approximate total area[®]
650.03 ft²
60.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	