



**21 Threadneedle Street, Boston, Lincolnshire, PE21 6SP**  
**Asking price £435,000**



## 21 Threadneedle Street, Boston, Lincolnshire, PE21 6SP

A prestigious TOWN CENTRE development newly built in close proximity to WIDE BARGATE and PESCOD SQUARE. A mix ONE and TWO bedroom open-plan apartments each boasting a high quality Kitchen with integrated appliances. Each of the FIVE apartments are let on a fixed term Assured Shorthold Tenancy with insured deposits held. The development has an outside communal space with bin store and security bollards to the entrance. Ideal investment property an a perfect addition to your portfolio,



### **Apartment ONE (A1)**

Ground Floor:

Open-plan Living / Kitchen 4.9m x 2.82m (16'0" x 9'3")

Bedroom ONE 3.82m x 2.63m (12'6" x 8'7")

Shower Room

Bedroom TWO 2.9m x 2.82m (9'6" x 9'3")

### **Apartment TWO (A2)**

First Floor:

Open-plan Living / Kitchen 4.9m x 2.82m (16'0" x 9'3")

Bedroom 2.9m x 2.82m (9'6" x 9'3")

Shower Room

### **Apartment THREE (A3)**

10'9" x 9'4" (3.28m x 2.84m)

First Floor:

Open-plan Living / Kitchen 4.73m x 2.84m (15'6" x 9'3")

Bedroom 3.3m x 2.86m (10'9" x 9'4")

Shower Room

### **APARTMENT FOUR (A4)**

Second Floor:

Open-plan Living / Kitchen 4.9m x 2.82m (16'0" x 9'3")

Bedroom 2.9m x 2.82m (9'6" x 9'3")

Shower Room

### **APARTMENT FIVE (A5)**

Second Floor:

Open-plan Living / Kitchen 4.73m x 2.84m (15'6" x 9'3")

Bedroom 3.3m x 2.86m (10'9" x 9'4")

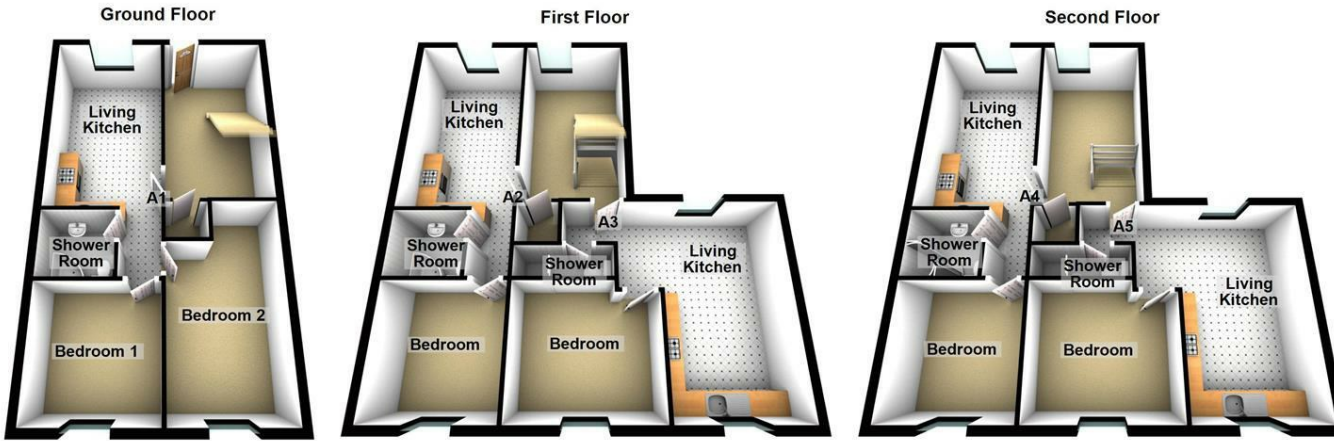
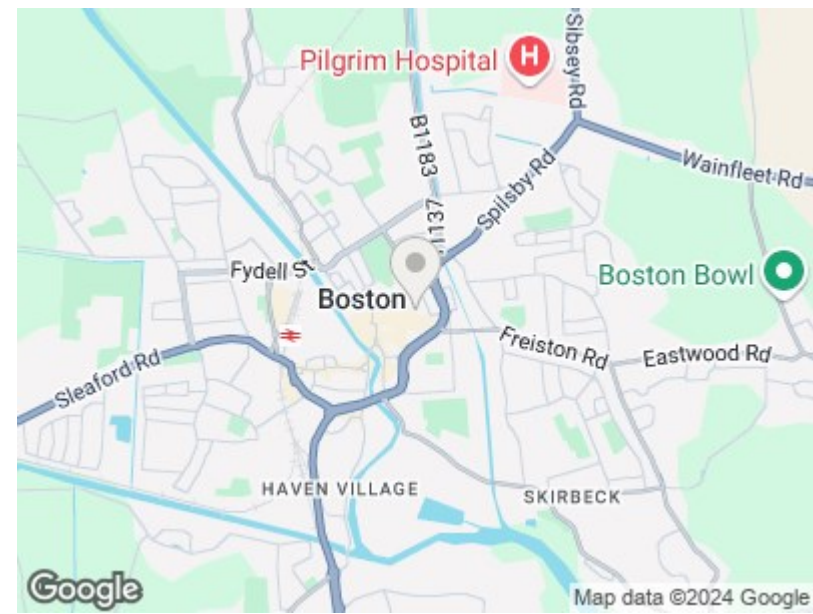
Shower Room

### **Outside**

The development has an outside communal space with bin store and security bollards to the entrance.







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

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