



## Sutton Terrace

Boston, PE21 8GE

# £95,000

A TWO Bedroom ground-floor Apartment offering a a real good 9.5% Gross Yield with a very settled tenant on a fixed term AST. Comprising: entrance hall, open-plan living area, kitchen with integrated appliances, 2 bedrooms, bathroom and benefits from uPVC double glazing, independent controlled electric heating, allocated parking and communal green.



# Sell your home from

**£695** (terms and conditions apply)



## Communal Entrance

With security door-entrance system and allocated letter box.

## Entrance Hall

With entry phone system and wall mounted control unit for the electric heaters.

## Airing Cupboard

With lighting, storage and hot water cylinder.

Open Plan Living Area & Kitchen 23'6" x 15'7" reducing to 11'9" (7.17 x 4.76 reducing to 3.60)

## Kitchen

Fitted with a quality range of modern wall and base units, return work surfaces with inset single drainer sink with mixer tap, splash tiling, integrated electric oven with four ring electric hob and stainless steel cooker hood, integrated fridge and washing machine.

## Living Room

With pvc French doors and Juliet balcony balustrade, two wall mounted electric heaters, t.v and telephone point.



Bedroom One 12'11" x 8'2" (3.94 x 2.51)

With uPVC double glazed window, fitted double wardrobe and wall mounted electric heater.

Bedroom Two 11'2" x 8'1" (3.41 x 2.47)

With uPVC double glazed window and wall mounted electric heater.

Bathroom 7'1" x 6'8" (2.18 x 2.04)

Comprising: panelled bath with chrome mixer tap and wall mounted shower attachment, w.c and wash hand basin, splash tiling and wall mounted heated towel rail.



## Outside

The property overlooks a communal green area with allocated parking and bin store.

## Agents notes:

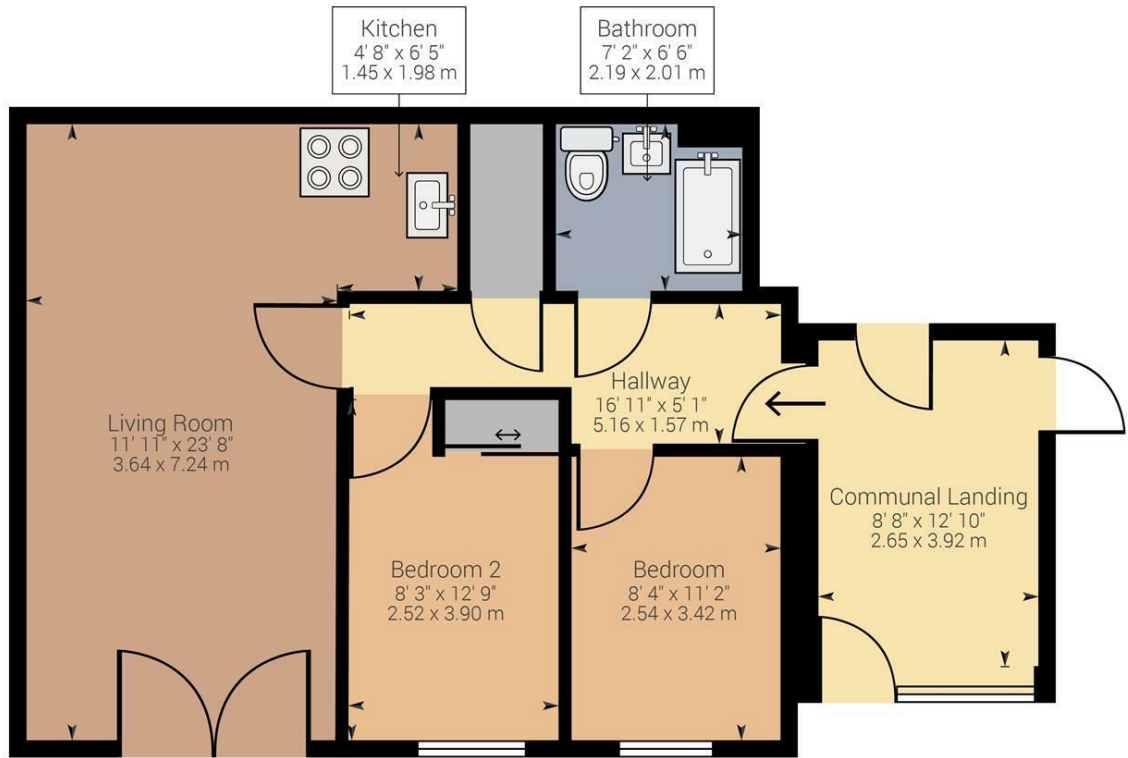
The property is Leasehold and has a Management Company allocated. Leasehold and Management details are available on request ..



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Approximate net internal area: 666.75 ft<sup>2</sup> / 61.94 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

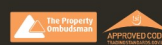
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

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

## Sutton Terrace, Boston, Lincolnshire, PE21



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".