



24 Sutton Terrace, Boston, Lincolnshire, PE21 8GE
Guide price £95,000



VENDOORS
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A TWO Bedroom ground-floor Apartment offering a a reall 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.

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 ..





