



1 Gammon Court, Sleaford Road, Boston, PE21 8GG
£95,000



VENDOORS
ESTATE • AGENTS

1 Gammon Court, Sleaford Road, Boston, PE21 8GG

New to the market located within close proximity to the town centre, train station and a large supermarket is this one bedroom ground floor apartment which would make an ideal investment.

Offered to the market with no onward chain however offering a potential gross yield of 8.5% once let, benefits include an extremely long lease, An EICR Certificate.

Internally the accommodation briefly comprises, Entrance Hall, Lounge, Fitted Kitchen, One Double Bedroom and the Family Bathroom.

Welcome to this charming 1-bedroom ground floor flat located in the heart of Boston, Lincolnshire. This well-maintained property offers a comfortable and contemporary living space, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering the flat, you are greeted by an inviting open plan living room and kitchen area. The space is flooded with natural light, creating a warm and welcoming atmosphere. The open layout allows for seamless interaction between the living and dining areas, perfect for entertaining friends or enjoying quiet evenings at home.

The kitchen is equipped with modern appliances, providing convenience and functionality. Whether you are a budding chef or simply enjoy preparing meals, this well-appointed kitchen caters to your needs.

The flat features a private and separate bathroom.

One of the highlights of this property is the communal garden. Residents have the opportunity to enjoy outdoor spaces without the hassle of maintenance. Whether you want to bask in the sun, have a picnic, or simply unwind surrounded by greenery, the communal garden provides a peaceful oasis within the town centre.

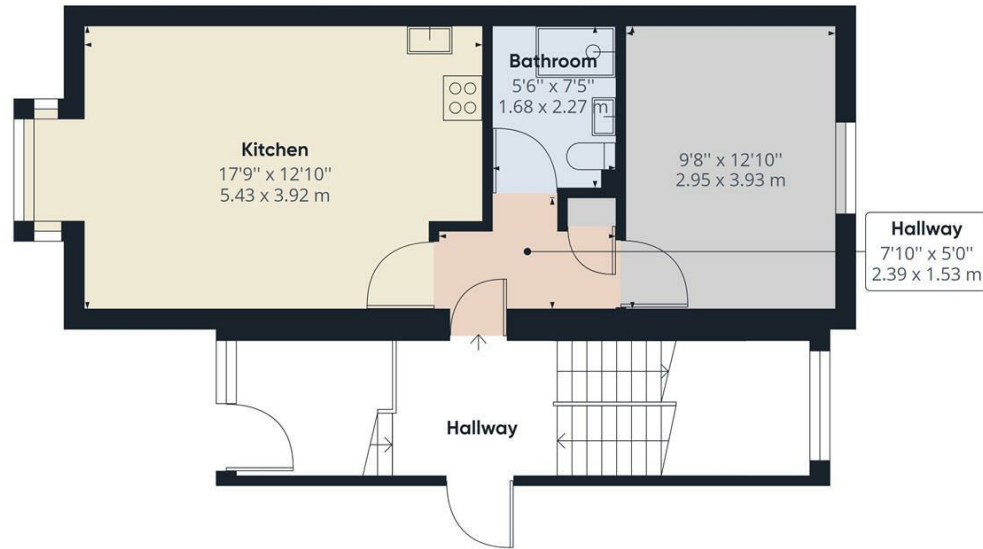
Recently redecorated, the flat exudes a fresh and

modern ambiance, allowing you to move in and immediately feel at home. The neutral color scheme and tasteful finishes create a blank canvas for your personal touch and design preferences.

The location of this property is truly unbeatable, as it is situated in the bustling town centre of Boston. You'll have easy access to a wide range of local amenities, including shops, supermarkets, restaurants, cafes, and leisure facilities. Everything you need is just a stone's throw away, enhancing your convenience and quality of life.

In summary, this 1-bedroom ground floor flat offers a fantastic opportunity to own a stylish and comfortable home in the heart of Boston, Lincolnshire. With its open plan living area, separate bathroom, and recently redecorated interiors, this property is ready to welcome its new owner. Don't miss the chance to secure this delightful flat and enjoy the vibrant town center lifestyle alongside the tranquility of a communal garden.



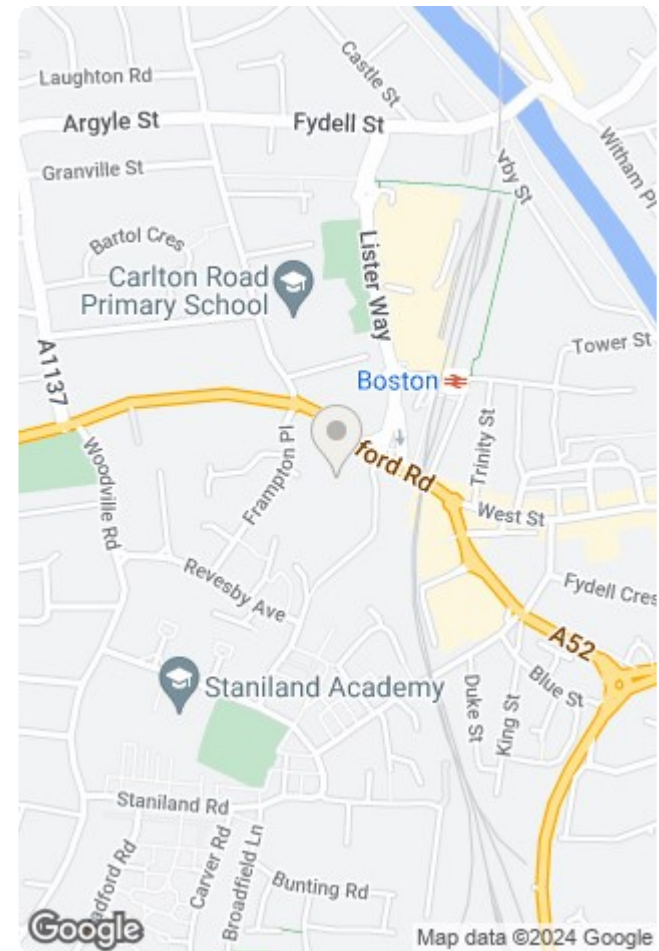


Approximate total area⁽¹⁾
444.09 ft²
41.26 m²

(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

| Very energy efficient - lower running costs | Current | Potential |
|---|---------|-----------|
| (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 | | |

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
|---|---------|-----------|
| (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 ₂ emissions | | |

EU Directive 2002/91/EC

