



**24 Sutton Terrace, Boston, Lincolnshire, PE21 8GE**  
**Guide price £82,000**



## Spacious 2-Bedroom Ground Floor Apartment in Prime Location

Situated in a highly sought-after area, this modern and spacious ground floor apartment offers both convenience and comfort. Located just a short distance from the town center and surrounded by a wealth of local amenities, this apartment provides an ideal living space for tenants or investors looking for a hassle-free opportunity.

### Key Features:

**Open Plan Living:** The apartment boasts a bright and airy open-plan living, dining, and kitchen area, perfect for modern lifestyles and entertaining guests.

**Two Generous Bedrooms:** Spacious bedrooms offering ample natural light, providing a comfortable retreat for relaxation.

**Family Bathroom:** Well-appointed and modern bathroom with contemporary fixtures.

**Allocated Parking:** Comes with a designated parking space, along with ample visitor parking for your convenience.

**Investment Opportunity:** The property is sold with a settled tenant on a fixed-term AST, generating an impressive 9.5% gross yield. This is an excellent opportunity for investors looking for immediate returns.

**No Chain:** A smooth and quick sale is guaranteed with no onward chain involved.

This property is a rare find, offering a fantastic investment potential in a great location. Viewings are highly recommended to fully appreciate all this apartment has to offer!





### 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 ..



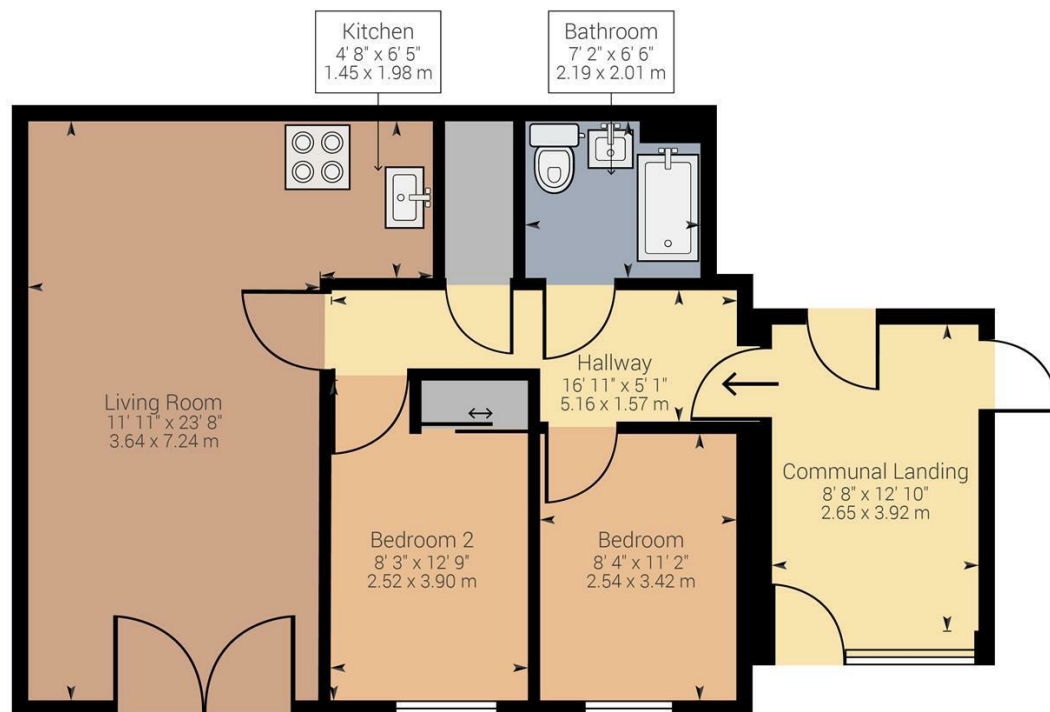












Approximate net internal area: 666.75 ft<sup>2</sup> / 61.94 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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