



## 12 Pilgrim Mansions, Spain Lane, Boston, PE21 6HY

Bruce Mather are pleased to offer FOR SALE this 2 BEDROOM APARTMENT which has recently been updated. Situated close to the TOWN CENTRE and ALL AMENITIES. This property would be an ideal INVESTMENT or FIRST TIME BUYER purchase.

- NO CHAIN
- 2 Bedrooms
- Lounge/Diner
- Intercom System
- Electric Storage Heating
- River Views

**Asking price £99,950**

# 12 Pilgrim Mansions, Spain Lane, Boston,

## LOCATION

Situated in the centre of Boston the property is close to all amenities and within walking distance to the Railway Station and Asda. Boston is a town and small port in Lincolnshire on the east coast. The most notable landmark is St Botolphs Church (The Stump) which is visible for miles around.

## ACCOMMODATION

Having entrance door to the:-

### COMMUNAL ENTRANCE AREA

Having to the left hand side a door or lift to proceed to first floor and the flat is located at the end of the hallway.

Having wooden door into:-

### HALLWAY

Having doors off to all rooms; storage heater; cupboard housing hot water tank.

### LOUNGE/DINER

22'1" x 13'0" / 10'7" (6.73m x 3.96m / 3.23m)

Having 3 windows to front elevation and 1 to the side elevation; feature beams; 2 electric storage heaters.

### KITCHEN

7'0" x 7'0" (2.13m x 2.13m)

Having range of wall and base units; stainless steel sink with drainer and mixer tap over; electric

oven and hob with extractor over; tiled splashbacks.

### BEDROOM 1

11'0" x 8'5" (3.35m x 2.57m)

Having window to side elevation and electric storage heater.

### BEDROOM 2

11'0" x 9'10" (3.35m x 3.00m)

Having window to side elevation and electric storage heater.

### BATHROOM

Having bath with electric shower over; low level W C; wash hand basin; fully tiled walls; shaver point and heated towel rail.

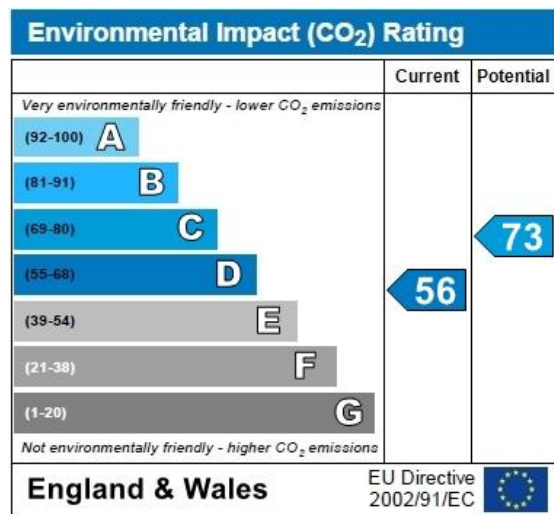
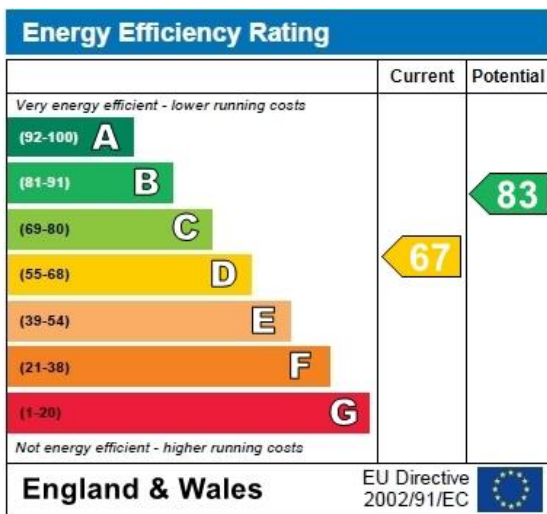
### VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032).

### DIRECTIONS

From our offices in Pump Square proceed to John Adams Way, over Haven bridge to the roundabout. Take the 4th exit and after the pedestrian crossing take the left turn into High Street. Continue through the Market Place and Pilgrim Mansions is located opposite the Quayside Car Park.





Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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