

## 36 Castle Square, Wyberton West Road, Boston, PE21 7JQ

**£85,000**

- Spacious open-plan living area ideal for entertaining and modern lifestyles
- Two generously sized double bedrooms with ample natural light
- Allocated parking space providing convenience and security
- Well-presented throughout with a bright and airy feel
- Popular location in Boston close to local amenities and transport links
- Ideal for first-time buyers, professionals, or investors seeking a quality home



## Spacious Two-Bedroom Apartment with Allocated Parking – Boston

Located in a popular area of Boston, this well-presented two-bedroom apartment offers generous living space throughout. The property features a bright and airy open-plan living, dining, and kitchen area—perfect for modern living. Both bedrooms are well-proportioned doubles, providing ample space for comfort and storage. Additional benefits include allocated parking, making this an ideal home for professionals, couples, or investors.

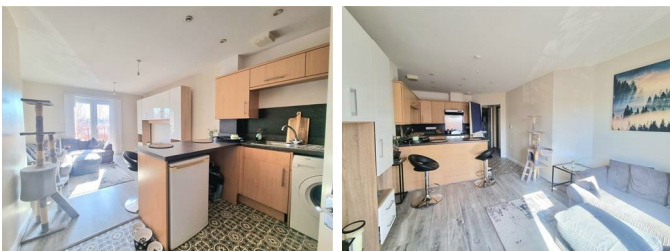
### Entrance Hall 4'6" x 4'3" (1.39m x 1.32m)



Door to hallway, wall mounted electric consumer unit.

### Hallway 16'6" x 8'8" max (5.04m x 2.65m max)

### Open Plan Living 17'8" x 11'9" (5.40m x 3.59m)



PVCu double glazed French door Juliette balcony, skimmed ceiling, Fitted base and eye level units with roll edge work surfaces and upstand, four ring electric hob with extractor hood over, space and plumbing for washing machine, space for fridge and freezer.

### Bedroom One 15'7" x 8'3" (4.77m x 2.54m)



PVCu double glazed window, skimmed ceiling.

### Bedroom Two 11'1" x 8'0" (3.38m x 2.45m)



PVCu double glazed window, skimmed ceiling.

### Bathroom 6'3" x 5'11" (1.91m x 1.81m)



Skimmed ceiling with extractor fan, fitted panel bath with chrome taps over, close coupled toilet and pedestal wash hand basin.

### Outside



Communal outside space with bin stores and allocated parking.

### Property Postcode

For location purposes the postcode of this property is: PE21 7JQ

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Verified Material Information

Tenure: Leasehold

Council tax band: A

Annual charge: Ground Rent: £100 per year.  
Service Charge: £1,428 per year. Paid to Wyberton West (Boston) Residents Company Ltd  
Property construction: Timber frame, brick surround, tiled roof.

Electricity supply: Electric heating

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Electric heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: 1x allocated parking space

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to Local Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B82

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

#### **Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

#### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

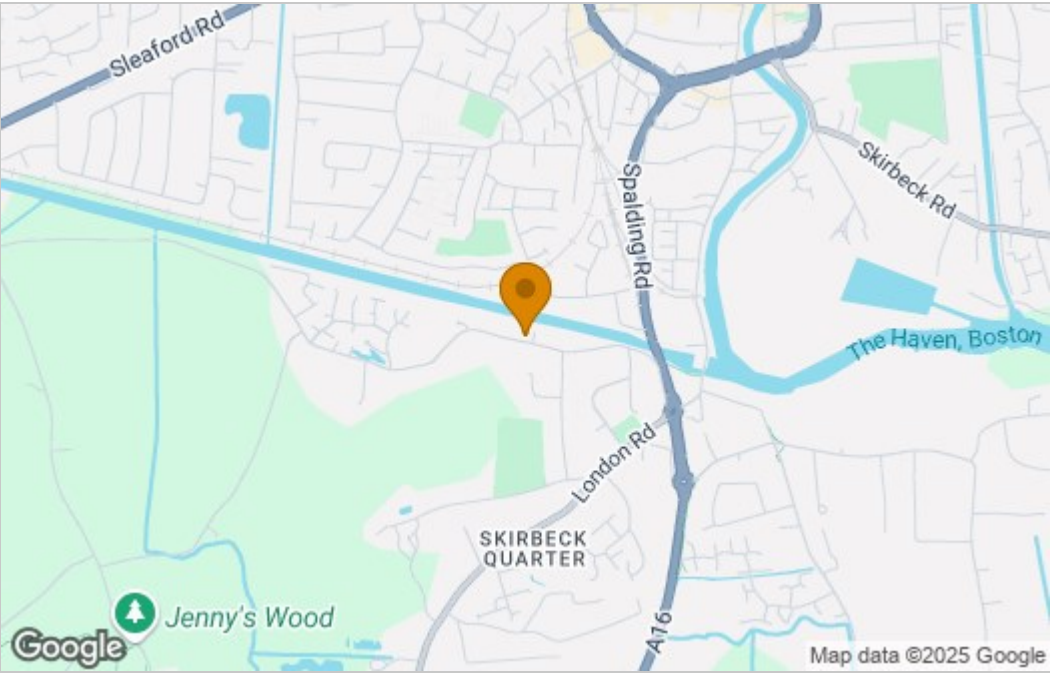


Floor Plan



This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Area Map



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Energy Efficiency Graph

