

1 Castle Square, Wyberton West Road, Boston, PE21 7JQ

£85,000

- Within easy access of local amenities
- Spacious one bedroom apartment
- Popular location
- Perfect for first time buyer and investors
- One allocated parking space
- Sold with no chain

Conveniently located within easy reach of local amenities, this well-proportioned one-bedroom apartment presents a fantastic opportunity for a first-time buyer or an investor looking to grow their portfolio. The property offers comfortable living space, a practical layout, and the added benefit of being sold with no onward chain, making for a smooth and straightforward purchase. Whether you're starting out or seeking a smart addition to your investments, this apartment is well worth a look.

Entrance Hall

Kitchen Living Room 10'8" x 21'3" (3.26m x 6.49m)



Bedroom One 8'6" x 12'4" (2.60m x 3.76m)



Bedroom Two 8'7" x 12'9" (2.63m x 3.91m)

Bathroom 7'11" x 5'8" (2.43m x 1.73m)



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 property per year. Service charge: £1,428 per year per property. Paid to Wyberton West (Boston) Residents Company Ltd

Property construction: Timber frame, brick surround and tiled roof

Electricity supply: Mains

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 Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over 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: 1 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 South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C69

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.

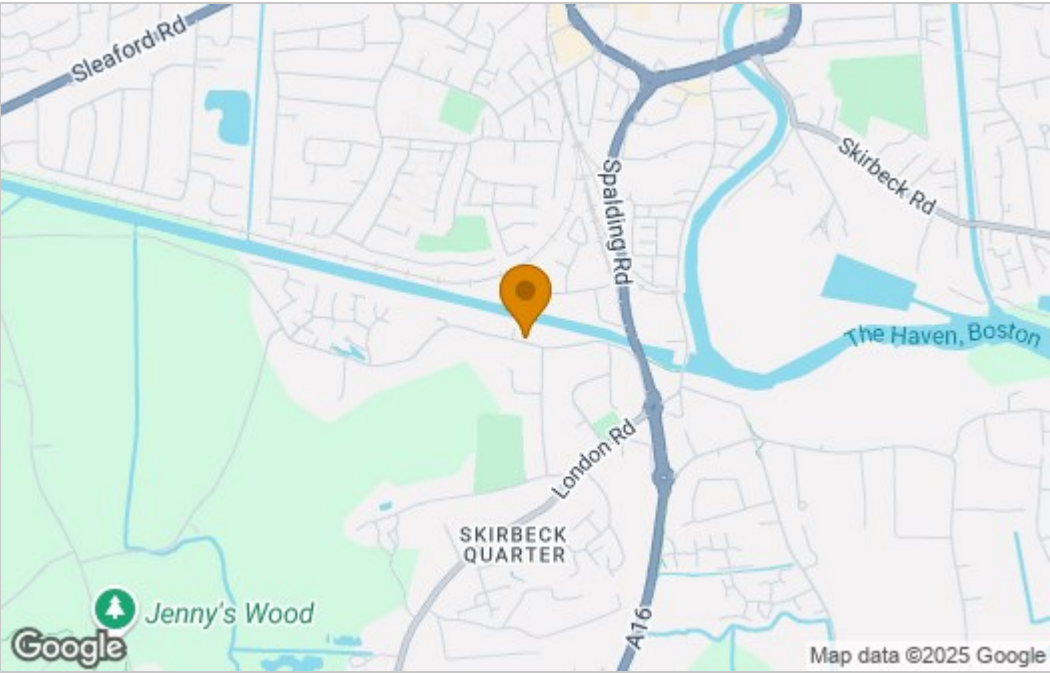
Disclaimer

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

Area Map



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Energy Efficiency Graph

