



# Main Ridge West Boston

**For sale**  
**£650 per**

Furniture not included.

A well-presented two-bedroom ground floor flat within walking distance of Boston town centre. The property comprises a modern kitchen, lounge area, family bathroom, and two double bedrooms. Outside, there is a small rear courtyard offering private outdoor space. Ideal for professionals or small families looking for a convenient location close to local amenities and transport links.

- Water Bill included within rent
- Council Tax - A
- EPC: D



[info@wlyh.co.uk](mailto:info@wlyh.co.uk)

01775 888494

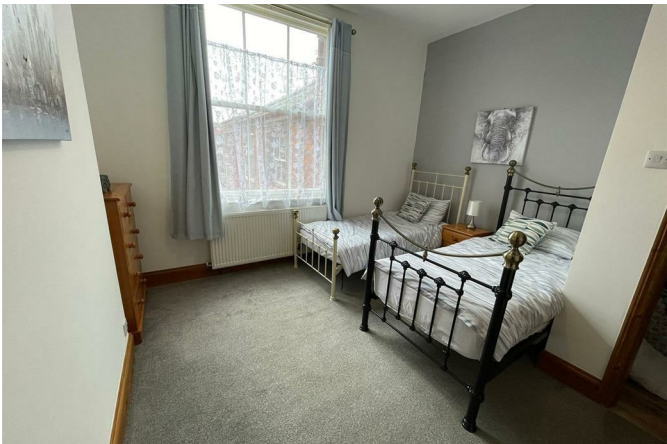
23 Westlode St Spalding PE11 2AF


Company No 12243349

VAT No 336400430

PRS No PRS018608

CMP No CMP006662



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
England & Wales	EU Directive 2002/91/EC 	

**important notice:** these particulars which have been produced with the greatest of care & attention and are only intended to give the purchaser a guide to the description of the property. they are prepared to comply with the property misdescription act 1991; however they are for guidance only and must not be relied on as a statement of fact. these particulars do not constitute an offer of contract. intended purchasers should satisfy themselves by inspection to the property and it's appliances, equipment and services as these have not been tested. draft details awaiting vendors approval.