



28 Sutton Terrace, Haven Village

Boston

A first floor flat ideal for first time or investment buyers. Having accommodation comprising: entrance hall, open plan lounge/diner/kitchen, two bedrooms and bathroom. Outside the property has an allocated parking space. The property benefits from electric heaters & double glazing. NO CHAIN

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Communal entrance with staircase rising to the first floor.

ENTRANCE HALL

Having large walk-in store.

OPEN PLAN LIVING/DINING/KITCHEN

23' 8" x 15' 10" (7.22m x 4.83m)

(max) Forming two areas comprising:

LOUNGE/DINING AREA

Having double doors with Juliette balcony to side elevation and electric heater. Opening to the:

KITCHEN AREA

Having tiled floor and electric heater. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel extractor over.





BEDROOM ONE

12' 10" x 8' 4" (3.90m x 2.53m)

Having window to side elevation, electric heater and built-in wardrobe.

BEDROOM TWO

11' 2" x 8' 3" (3.40m x 2.51m)

Having window to side elevation and electric heater.

BATHROOM

6' 6" x 7' 2" (1.99m x 2.18m)

Having panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.

EXTERIOR

The property has an allocated parking space.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band A. The property has a 125 year lease which started in 2008. There is an annual service charge of £2,098.58 and the annual ground rent is £100.





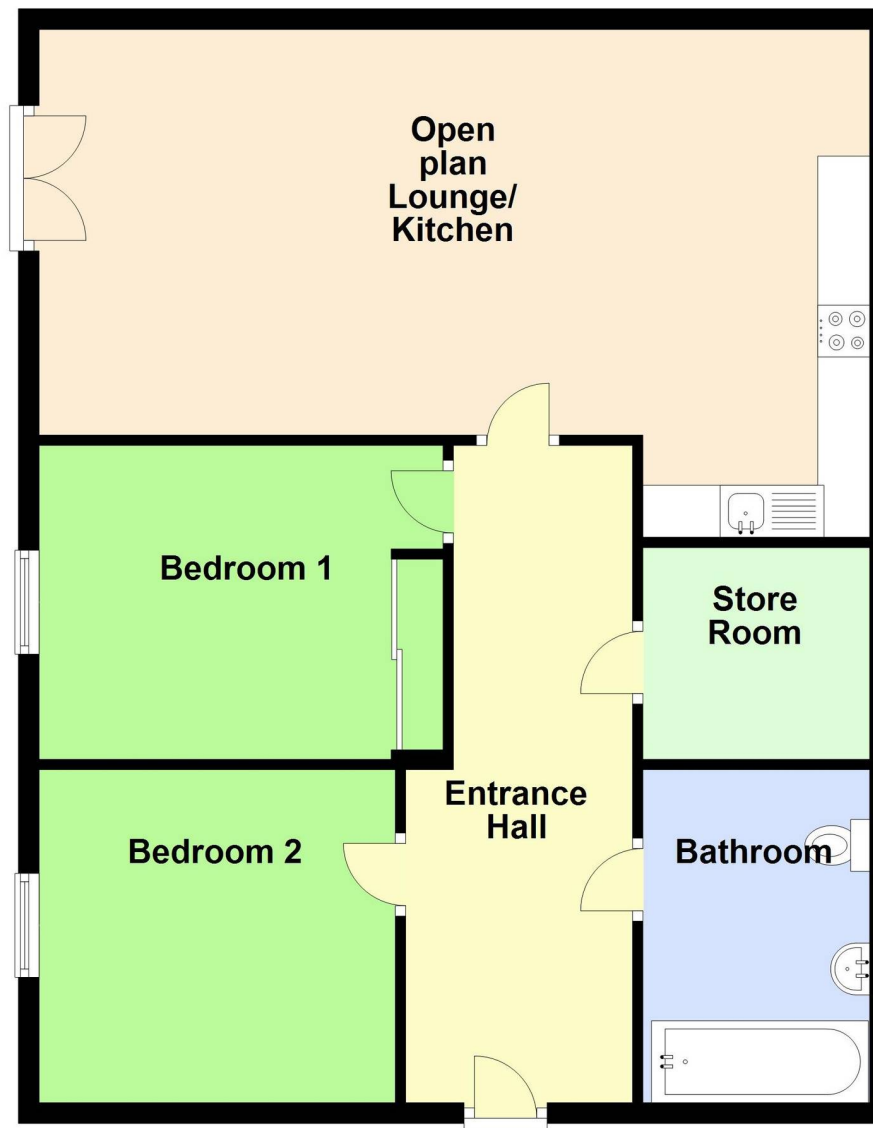
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Total area: approx. 82.7 sq. metres (890.1 sq. feet)

Newton Fallowell Estate Agents

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