



# 16 West Street Boston


**For sale**  
**£795 per**

Fully refurbished two-bedroom flat in Boston town centre - This beautifully refurbished two-bedroom flat is ideally situated in the heart of Boston, offering modern and comfortable living with new flooring and fresh decoration throughout. The accommodation briefly comprises a fitted kitchen, spacious living room with dining area, master bedroom with en-suite, a further double bedroom, and a family bathroom.

Conveniently located close to local amenities, shops, and transport links, this property is ideal for professionals, couples, or small families.

Council Tax Band: A  
EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.