



Flat 2

41-43 Wormgate, Boston

Conveniently situated within easy walking distance of Boston town centre and the attractive Central Park, this first-floor duplex apartment offers well-arranged accommodation over two levels. The property comprises an entrance hall, an open-plan kitchen/lounge and bathroom, with stairs rising to three bedrooms on the upper floor.

Offered with **vacant possession and no onward chain**, the property presents an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance home in a convenient location. Previously let at **approximately £849 per calendar month**, it offers a **potential gross yield of around 12% at the asking price**, making it an attractive buy-to-let proposition.

Boston offers a wide range of shops, cafés, restaurants and leisure facilities, together with good transport links, Pilgrim Hospital and a choice of schooling, making it a popular and convenient place to call home.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





ACCOMMODATION

Part glazed entrance door to communal hall with staircase rising to the first floor. Entrance door to the:

ENTRANCE HALL

Having staircase rising to second floor.

KITCHEN/LOUNGE

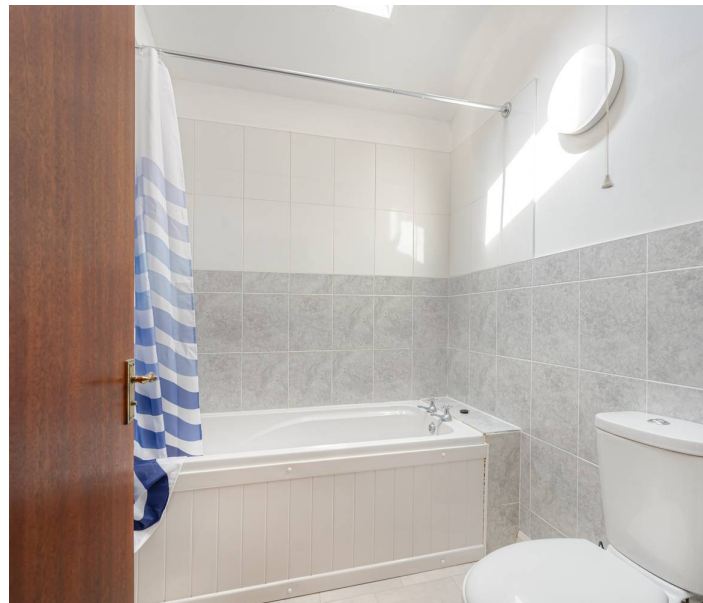
15' 1" x 10' 10" (4.61m x 3.30m)

Having roof window, electric heater, understairs storage cupboard and vinyl flooring to the kitchen area. The kitchen is fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink & drainer inset to work surface, cupboard, space & plumbing for automatic washing machine under, cupboards over. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over. Further work surface return with drawers under, cupboards over and space for upright fridge/freezer to side.

BATHROOM

6' 4" x 6' 2" (1.94m x 1.87m)

Having roof window, tile effect flooring, panelled bath with shower fitting over, close coupled WC and hand basin.



SECOND FLOOR LANDING

BEDROOM ONE

14' 9" x 9' 9" (4.50m x 2.97m)

Having window to side elevation, feature beam to ceiling and electric heater.

BEDROOM TWO

15' 3" x 8' 0" (4.66m x 2.44m)

Having windows to front & side elevations, feature beam to ceiling and electric heater.

BEDROOM THREE

11' 7" x 6' 6" (3.54m x 1.99m)

Having window to front elevation, feature beam to ceiling and electric heater.





SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the current council tax is band A.

LEASE DETAILS & CHARGES

There is just under 999 years remaining on the lease. The management/service charge is £258.50 paid quarterly to Plotway Lettings.

LIFETIME LEGAL

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Ground Floor

Approx. 17.9 sq. metres (193.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 56.7 sq. metres (610.1 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate – PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

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