



# No.50

---

Occupying a convenient position within the White Horse Lane area of Boston, this exceptional penthouse apartment enjoys pretty special panoramic views across the fishing boats on the river, over the period merchant's houses towards the historic quarter of Boston from its private balcony, creating a truly unique setting.

Beautifully modernised throughout, the property has undergone extensive upgrades in recent years, including a stunning contemporary kitchen, contemporary bathrooms, premium neutral carpeting and Karndean flooring and stylish anthracite grey radiators. The result is a sophisticated, turn-key home finished to an excellent standard, offering a perfect blend of comfort, style and practicality.

The versatile accommodation is ideally suited to a wide range of purchasers, from first-time buyers and professional couples to downsizers seeking a low-maintenance lifestyle without compromising on quality. Conveniently located within easy reach of Boston town centre and its excellent range of shops, restaurants and transport links, the apartment combines peaceful riverside living with everyday convenience.

A particular feature that sets this apartment apart is the outstanding parking and storage provision. In addition to its allocated parking space, the property benefits from a substantial 21'0 private garage beneath the apartment, providing excellent storage, workshop space, a potential home gym, or an ideal solution for a self-employed buyer requiring additional secure space.

Rarely available and presented in superb condition throughout, this impressive penthouse offers contemporary living at its finest, complemented by spectacular views and exceptional practicality.

EPC - C

Council Tax Band - A

Leasehold - 199 Year Lease from 31.03.2011 (184.8 years remaining from 10.06.26)

[Type here]



**Communal Entrance** – A secure communal entrance door with telecom entry system provides access to the building, with staircases rising to the first, second and third floor apartments.

**Entrance Hall** – A welcoming entrance hall fitted with radiator and intercom entry handset, with doors arranged off to the bedrooms, bathroom and the impressive open plan living accommodation.

**Open Plan Living Area – Lounge 4.59m x 3.84m (15'1" x 12'7")** – Thoughtfully arranged into distinct living and kitchen areas, creating an ideal space for both everyday living and entertaining. The lounge area features a double-glazed window, neutral fitted carpet and LED spotlights to the ceiling. UPVC French doors, replaced by the current owner and still benefiting from the manufacturer's warranty, open directly onto the balcony and enjoy spectacular views across the River Witham and surrounding historic townscape.



**Kitchen Area – 2.98m x 2.67m (9'9" x 8'9")** – Upgraded to an exceptional standard by the current owner and fitted with an attractive range of cashmere-coloured handleless units at both base and eye level with complementary work surfaces. Integrated appliances include a Bosch electric fan oven, Bosch induction hob with extractor canopy over and a Neff dishwasher. A stylish breakfast bar with overhang provides seating for bar stools, whilst Karndean herringbone flooring, Metro-style tiled splashbacks and LED ceiling spotlights complete the contemporary finish. There is space for a larder-style refrigerator together with a one-and-a-half bowl sink unit with mixer tap over.

**Bedroom One – 3.92m x 2.64m (12'10" x 8'8")** – A well-proportioned double bedroom featuring a uPVC double glazed window, radiator and LED spotlights operated via dimmer controls, creating a comfortable and relaxing environment.

**Bedroom Two – 2.92m x 2.71m (9'7" x 8'11")** – A further double bedroom with uPVC double glazed window incorporating fitted blind, radiator and LED spotlights, making it equally suitable as a guest bedroom, home office or permanent second bedroom.

**Bathroom** – Beautifully modernised with fully tiled walls and Karndean wood-grain effect flooring. Fitted with a contemporary three-piece white suite comprising a pear-shaped bath with shower and glazed screen over, low level WC and rectangular wash hand basin with drawer storage beneath. Additional features include an opaque double glazed window with fitted blind, heated towel rail and extractor fan. A built-in airing cupboard houses the gas-fired boiler and provides space and plumbing for a washing machine.

**Balcony** – Accessed directly from the living area, the balcony enjoys outstanding elevated views over Boston's historic quarter, taking in an attractive collection of period merchant houses and character buildings. From its third-floor position the balcony also commands uninterrupted views across the River Witham, where passing fishing boats and riverside activity can be enjoyed throughout the day.

**Garage – 5.93m x 6.56m (19'5" x 21'6")** – A particularly impressive feature of the property is the substantial garage included within the sale. garage is L-shaped and offers exceptional parking, storage and workshop potential. Fitted with work surfaces, drawers and cupboards at both base and eye level, together with power and lighting. The garage also benefits from CCTV coverage both internally and externally, together with an NVR recording system compatible with mobile phone monitoring.

**Outside** – The property benefits from a private balcony enjoying far-reaching river views together with a substantial garage, offering a rare combination of outdoor space, secure parking and storage. The elevated position provides a wonderful outlook over both the River Witham and Boston's historic architecture, creating a setting that is rarely available within apartment living.







Total area: approx. 96.5 sq. metres (1038.7 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

Fairweather Estate Agents Limited, for themselves and for Sellers and Lessors of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.