



27 Castle Square, Wyberton West Road

Boston

An excellent opportunity to acquire this well presented ground floor flat, conveniently located on the outskirts of town just off Wyberton West Road. Completely refurbished and with new floor coverings. Perfect for first-time buyers, downsizers or buy-to-let investors, the accommodation comprises: porch, entrance hall, spacious open plan lounge/dining/kitchen, two bedrooms and bathroom. Outside, the property benefits from allocated parking, with further advantages including electric underfloor heating and double glazing throughout.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Entrance door to the:

PORCH

With further door to the:

ENTRANCE HALL

Having underfloor heating and built-in cupboard.

OPEN PLAN LOUNGE/DINING/KITCHEN

20' 3" x 11' 7" (6.17m x 3.53m)

(max) Having window to rear elevation and underfloor heating. The kitchen area has inset ceiling spotlights and is fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards under, cupboards over. Work surface return with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over. Further work surface return with appliance space under.



BEDROOM ONE

15' 8" x 8' 4" (4.78m x 2.54m)

Having window to front elevation and underfloor heating.

BEDROOM TWO

10' 10" x 7' 11" (3.30m x 2.41m)

Having window to front elevation and underfloor heating.

BATHROOM

Having wood effect flooring with underfloor heating, part tiled walls, panelled bath, close coupled WC and hand basin.





EXTERIOR

The property has allocated parking.

SERVICES

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

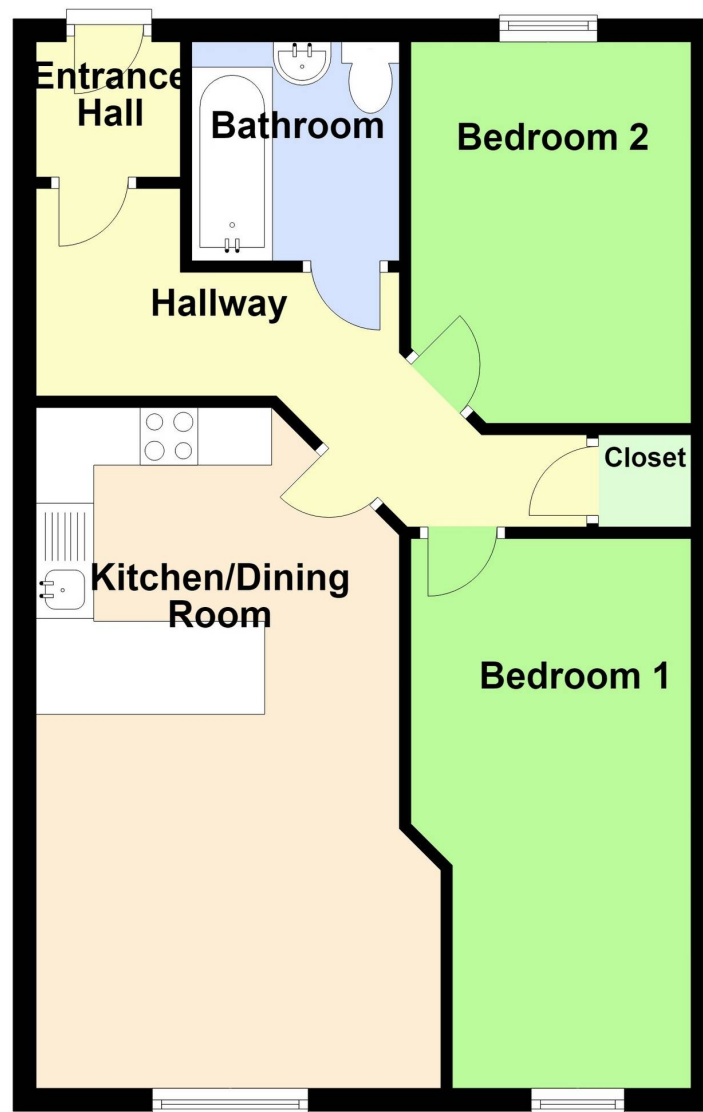
LEASEHOLD

We are advised that there is a service charge of £1480 per year (£370 per quarter). The ground rent is £100 per year and there are 980 years left on the lease.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Total area: approx. 51.6 sq. metres (555.5 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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