



# Cornhill Lane Boston

**For sale**  
**£750 per**

A beautifully presented, brand-new, high-specification ground floor two-bedroom flat, ideally located right in the Town Centre of Boston. This exceptional property forms part of a newly completed conversion and offers stylish, contemporary living finished to the very highest standard throughout.

Every aspect of the flat is completely new - from the flooring and fittings to the kitchen units and bathroom suite, showcasing top-quality craftsmanship and attention to detail. The accommodation comprises a modern, fully fitted kitchen, a bright and spacious lounge, a sleek shower room with premium fixtures, and two bedrooms. The property also benefits from air conditioning, providing year-round comfort and efficient climate control.

EPC - C  
Council Tax - A



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.