



40 Sheriff Way

Boston

A well-presented first floor apartment situated in a popular residential location, conveniently close to Boston town centre and Central Park. Recently redecorated, the accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and bathroom. Outside, the property benefits from a low-maintenance enclosed rear garden, driveway providing off-road parking and a garage. Further advantages include gas central heating and double glazing, making this an ideal first-time buy or investment opportunity. NO CHAIN

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

External staircase rising to the part glazed entrance door through to the:

ENTRANCE HALL

Having storage heater, built-in double storage cupboard and access to roof space.

LOUNGE

16' 1" x 13' 6" (4.90m x 4.11m)

(max) Having two windows to front elevation and two radiators.



KITCHEN

10' 2" x 8' 9" (3.09m x 2.66m)

Having window to front elevation, radiator, tile effect flooring and cupboard housing gas fired boiler providing for both domestic hot water & heating. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & extractor over.

BEDROOM ONE

13' 6" x 10' 10" (4.11m x 3.31m)

Having window to rear elevation, radiator and built-in double cupboard.





BEDROOM TWO

11' 8" x 8' 2" (3.55m x 2.49m)

Having window to rear elevation, radiator and built-in double cupboard.

BATHROOM

Having window to side elevation, radiator, tile effect flooring, storage cupboard with shelving, tiled splashbacks, panelled bath, close coupled WC and pedestal hand basin.



EXTERIOR

The property has a small garden area to the rear which is bark chipped for ease of maintenance. There is also a small gravelled area to the rear of the garage and a storage area under the stairs.

GARAGE

Having up-and-over door and window to rear. To the front of the garage there is a driveway which provides off-road parking.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

LEASE DETAILS

The property has a 999 year lease from 23rd Nov 1977. There is a £150 per annum service charge and the ground rent is £10 per annum.

LIFETIME LEGAL

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Total area: approx. 63.1 sq. metres (679.0 sq. feet)

Newton Fallowell Estate Agents

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