



 **NEWTON**  
**FALLOWELL**

Flat 4, Ash Court, Sleaford Road, Boston – PE21 8EY  
£120,000

## Flat 4

Ash Court, Sleaford Road, Boston

A modern, purpose-built first floor flat with no chain, for the over 55s and set within landscaped and well-stocked communal gardens with parking.

Having accommodation comprising: entrance hall, lounge, dining kitchen, two bedrooms and a shower room.

Situated just on the outskirts of Boston, off Sleaford Road, this sought-after and established residential location lies approximately 1.5 miles west of the historic market town centre. The property is ideally placed within easy reach of local amenities, close to a pleasant park and offers convenient access into the town centre for shopping and services.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





#### **ACCOMMODATION**

Covered & tiled entrance porch with store and part glazed door to the:

#### **COMMUNAL ENTRANCE HALL**

Serving two flats with staircase & stairlift (owned by this property) rising to first floor.

#### **ENTRANCE HALL**

L-shaped and having window to front elevation, coved ceiling, radiator, access to roof space and built-in cupboards with sliding doors to one wall.

#### **LOUNGE**

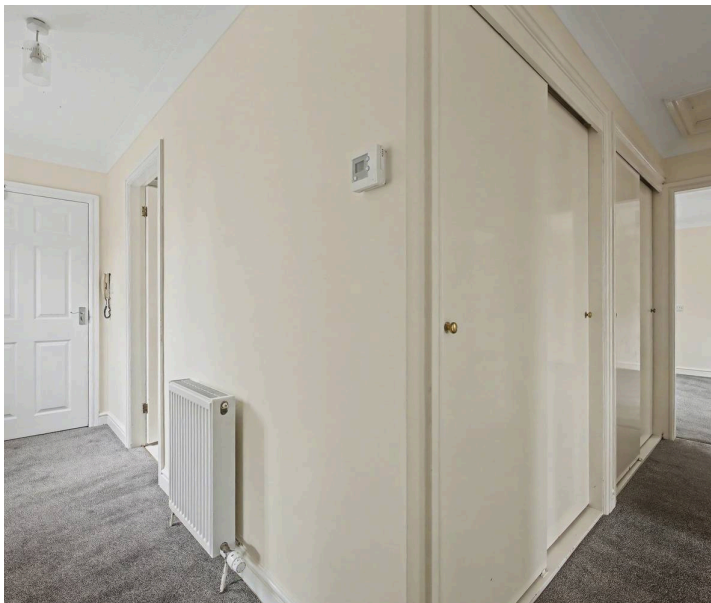
13' 10" x 11' 3" (4.21m x 3.44m)

Having bow window to front elevation, glazed door to balcony, coved ceiling, radiator and fireplace with marble back & hearth, inset electric fire and wood surround.

#### **KITCHEN**

10' 2" x 9' 5" (3.11m x 2.86m)

Having window to rear elevation, radiator and vinyl flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards, extractor and gas fired combination boiler providing for both domestic hot water & heating over. Further work surface return with cupboard, drawer, space & plumbing for automatic washing machine under, cupboards & open-ended shelving over.



### **BEDROOM ONE**

11' 11" x 11' 3" (3.62m x 3.43m)

Having windows to both side elevations, coved ceiling, radiator and built-in double wardrobe.

### **BEDROOM TWO**

11' 11" x 8' 2" (3.63m x 2.50m)

Having windows to side & rear elevations, coved ceiling and radiator.

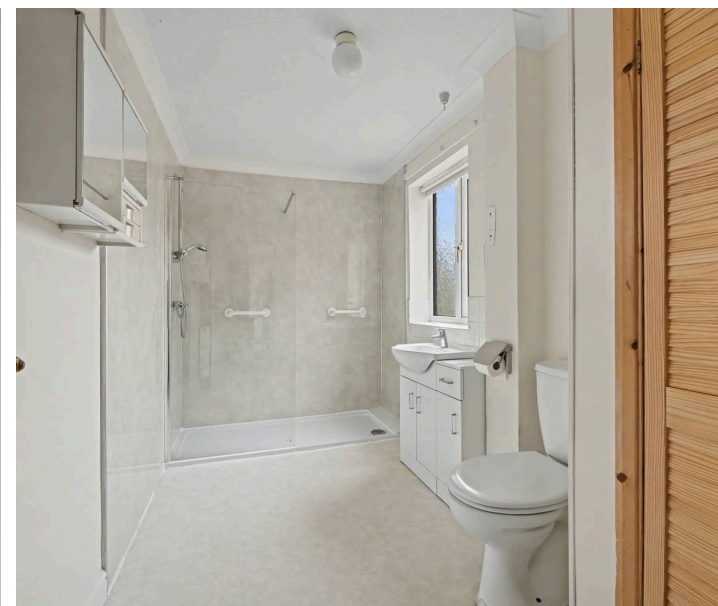
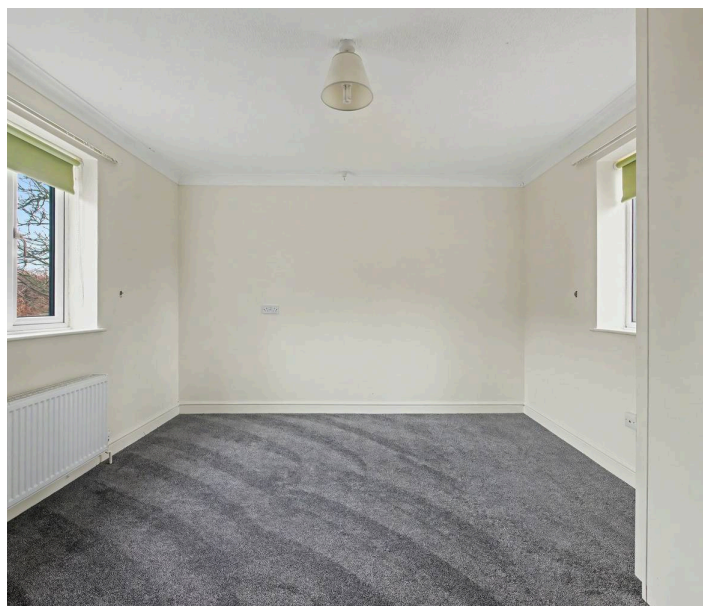
### **SHOWER ROOM**

11' 10" x 5' 10" (3.61m x 1.78m)

Having window to front elevation, coved ceiling, radiator, vinyl flooring, airing cupboard with radiator & shelving, walk-in shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards & drawer under.

### **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. 125 year lease from 1st January 2016 - £305.30 pcm service charge - £250 per annum ground rent (doubles every 25 years) The property has a 10% sell on clause. Assignment fee payable on sale.





#### **LIFETIME LEGAL**

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#### **AGENT'S NOTES**

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Total area: approx. 63.8 sq. metres (686.4 sq. feet)

## Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • [boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/boston](http://www.newtonfallowell.co.uk/boston)

