NEWTON FALLOWELL

14 Charleston Terrace, Haven Village, Boston - PE21 8FN

£70,000

14 Charleston Terrace, Haven Village

Boston

A first floor flat, ideal for first time or investment buyers and situated within walking distance to the town centre. Having accommodation comprising: entrance hall, open plan living/dining/kitchen, two bedrooms and bathroom. Outside the property has an allocated parking space with further visitors parking. The property benefits from gas central heating and double glazing.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

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ACCOMMODATION
Entrance door through to the:

ENTRANCE HALL
Having radiator and built-in cupboard.

OPEN PLAN LIVING/DINING/KITCHEN
23' 7" x 17' 1" (7.20m x 5.20m)
(max) Forming areas comprising:

LIVING/DINING AREA
Having two windows to side elevation, two radiators, wood effect flooring and wall mounted gas fired boiler providing for both domestic hot water & heating.
Opening to the:

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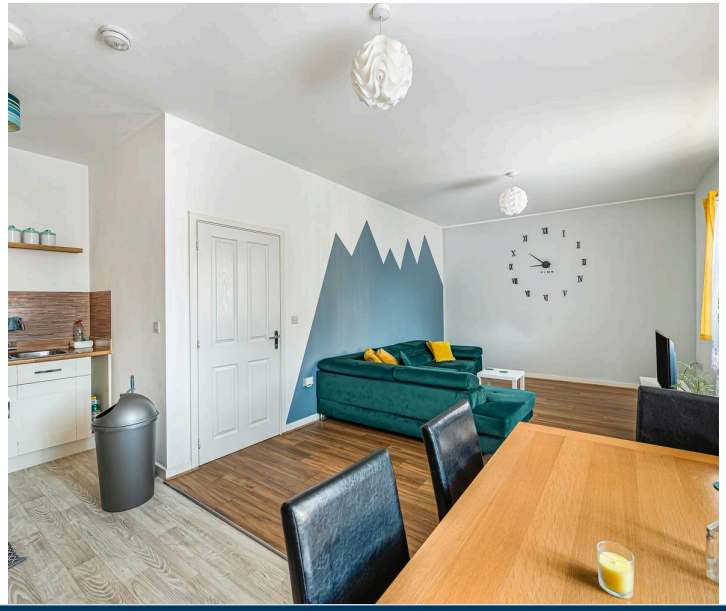
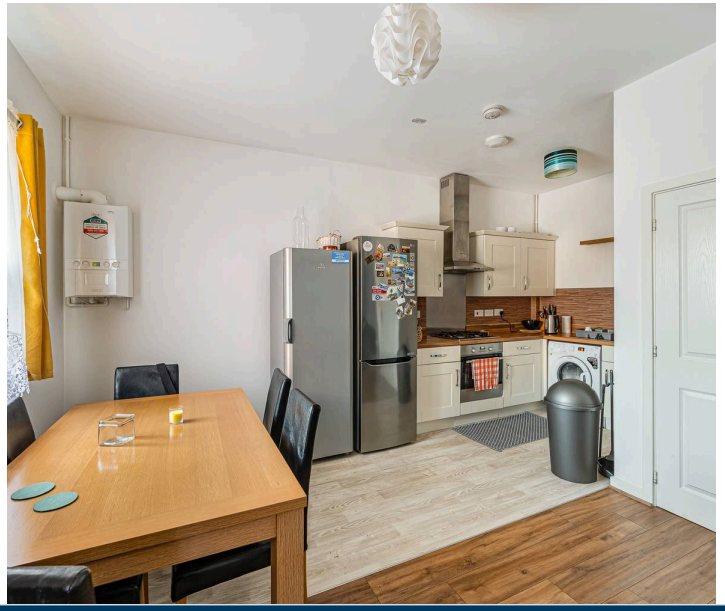
KITCHEN AREA

Having wood effect flooring and fitted with a range of base & wall units with work surfaces & splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel extractor over.





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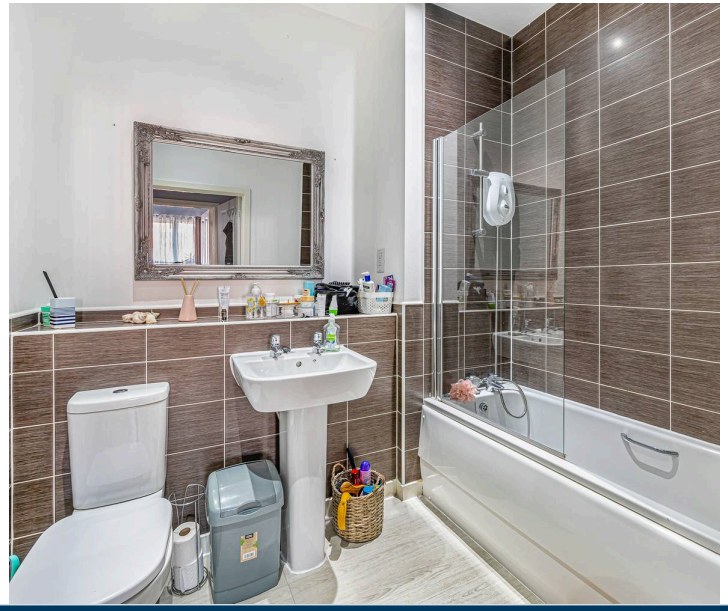
BEDROOM ONE
12' 6" x 9' 6" (3.80m x 2.90m)
Having window to side elevation and radiator.

BEDROOM TWO
12' 6" x 8' 2" (3.80m x 2.50m)
Having window to side elevation and radiator.

BATHROOM
7' 10" x 3' 11" (2.40m x 1.20m)
Having radiator, wood effect flooring, part tiled walls, shaver point, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.

EXTERIOR
The property has an allocated parking and there is parking for visitors.



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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.

SERVICE CHARGE

There is a yearly service charge of £2,298.61 payable in advance.

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.

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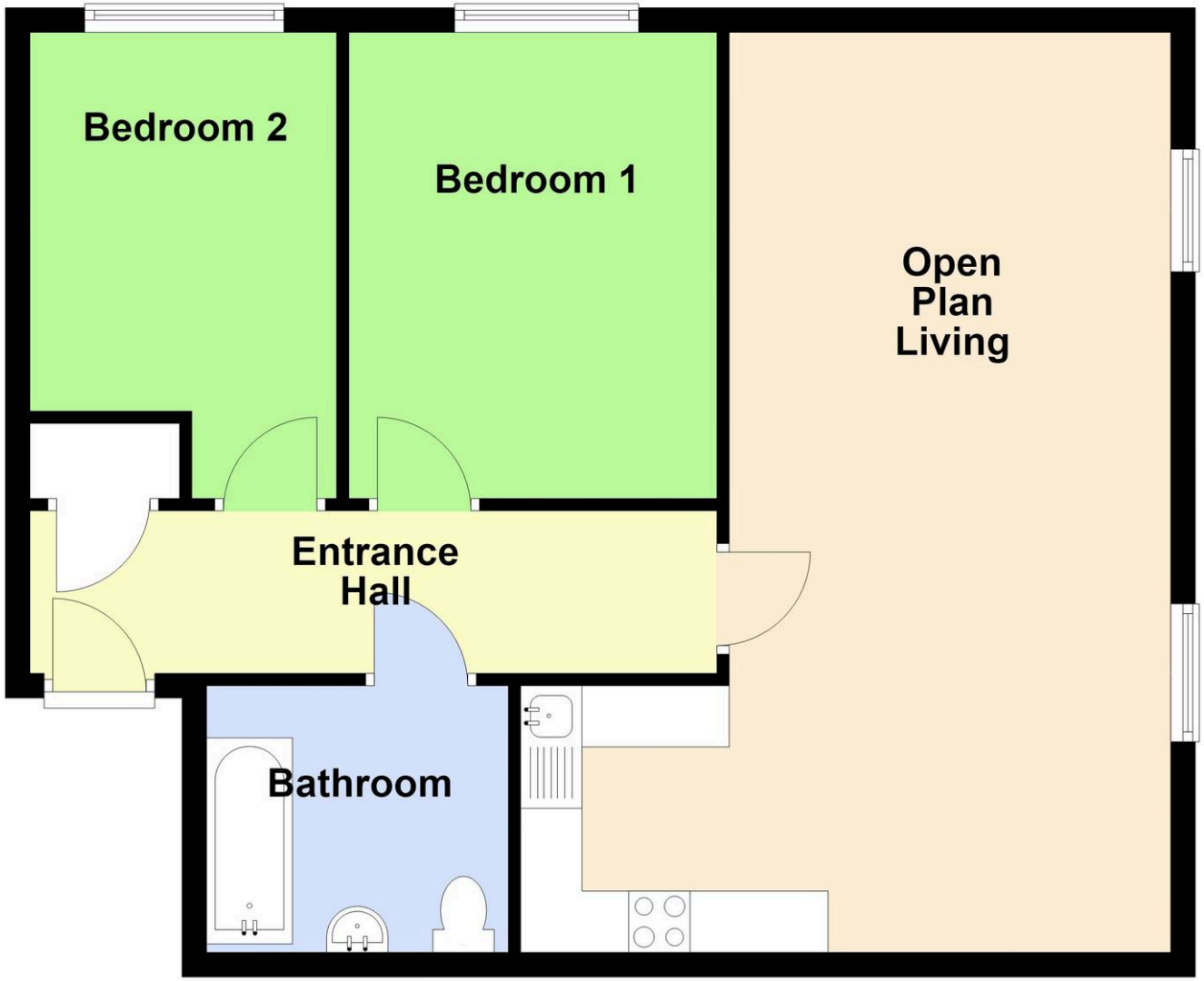

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Total area: approx. 66.5 sq. metres (715.5 sq. feet)

Newton Fallowell Estate Agents

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