

NEWTON FALLOWELL

28 Sutton Terrace, Haven Village, Boston - PE21 8GE

£65,000

28 Sutton Terrace, Haven Village

Boston

A first floor flat ideal for first time or investment buyers. Having accommodation comprising: entrance hall, open plan lounge/diner/kitchen, two bedrooms and bathroom. Outside the property has an allocated parking space. The property benefits from electric heaters & double glazing. NO CHAIN

Council Tax band: A

Tenure: Leasehold

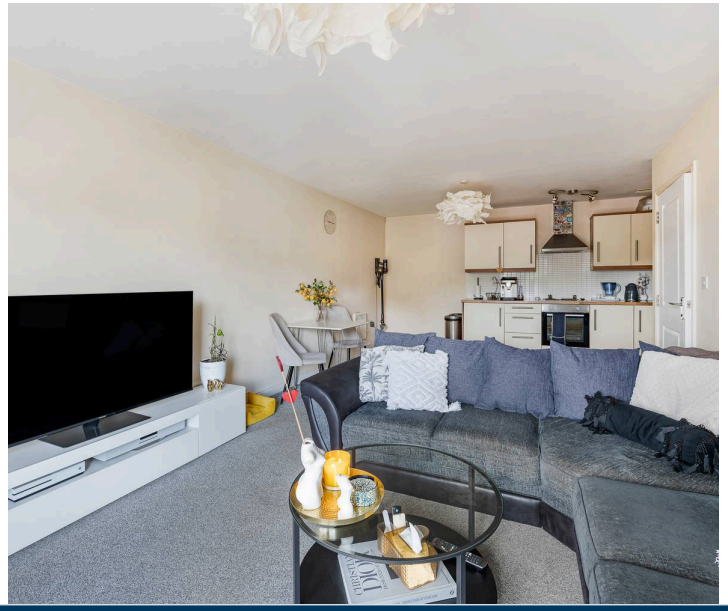
EPC Energy Efficiency Rating: C

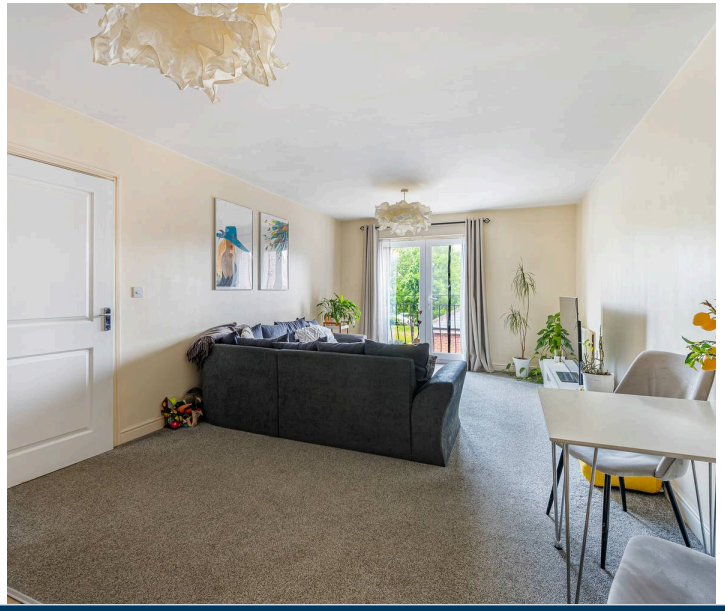
EPC Environmental Impact Rating: C

NEWTON FALLOWELL









ACCOMMODATION
Communal entrance with staircase rising to the first floor.

ENTRANCE HALL
Having large walk-in store.

OPEN PLAN LIVING/DINING/KITCHEN
23' 8" x 15' 10" (7.22m x 4.83m)
(max) Forming two areas comprising:

LOUNGE/DINING AREA
Having double doors with juliette balcony to side elevation and electric heater. Opening to the:

KITCHEN AREA
Having tiled floor and electric heater. Fitted with a range of base & wall units with work surfaces & tiled 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 electric hob, integrated electric oven, cupboards & drawers under, cupboards & stainless steel extractor over.

NEWTON FALLOWELL


NEWTON FALLOWELL

BEDROOM ONE
12' 10" x 8' 4" (3.90m x 2.53m)
Having window to side elevation, electric heater and built-in wardrobe.

BEDROOM TWO
11' 2" x 8' 3" (3.40m x 2.51m)
Having window to side elevation and electric heater.

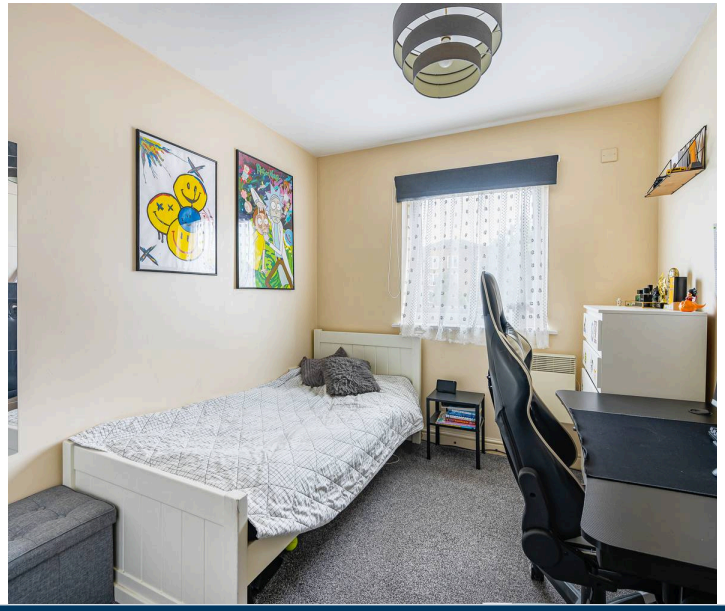
BATHROOM
6' 6" x 7' 2" (1.99m x 2.18m)
Having panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.

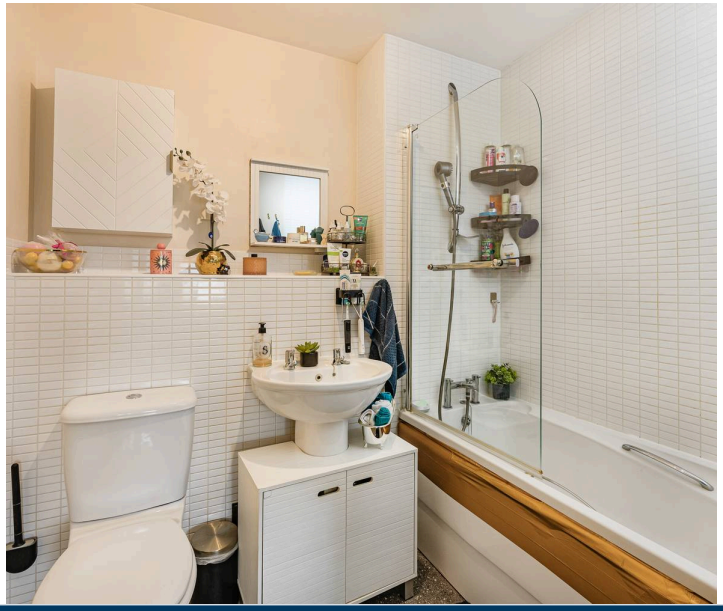
EXTERIOR
The property has an allocated parking space.

SERVICES
The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band A. The property has a 125 year lease which started in 2008. There is an annual service charge of £2,098.58 and the annual ground rent is £100.

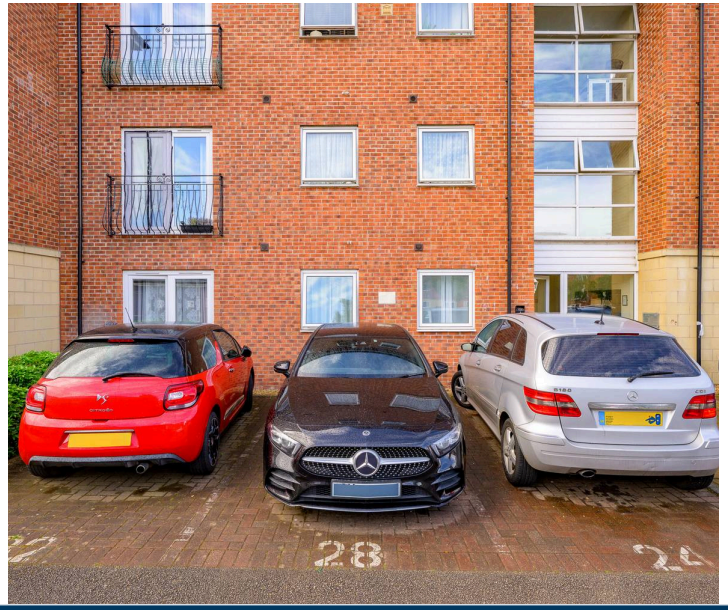
NEWTON FALLOWELL













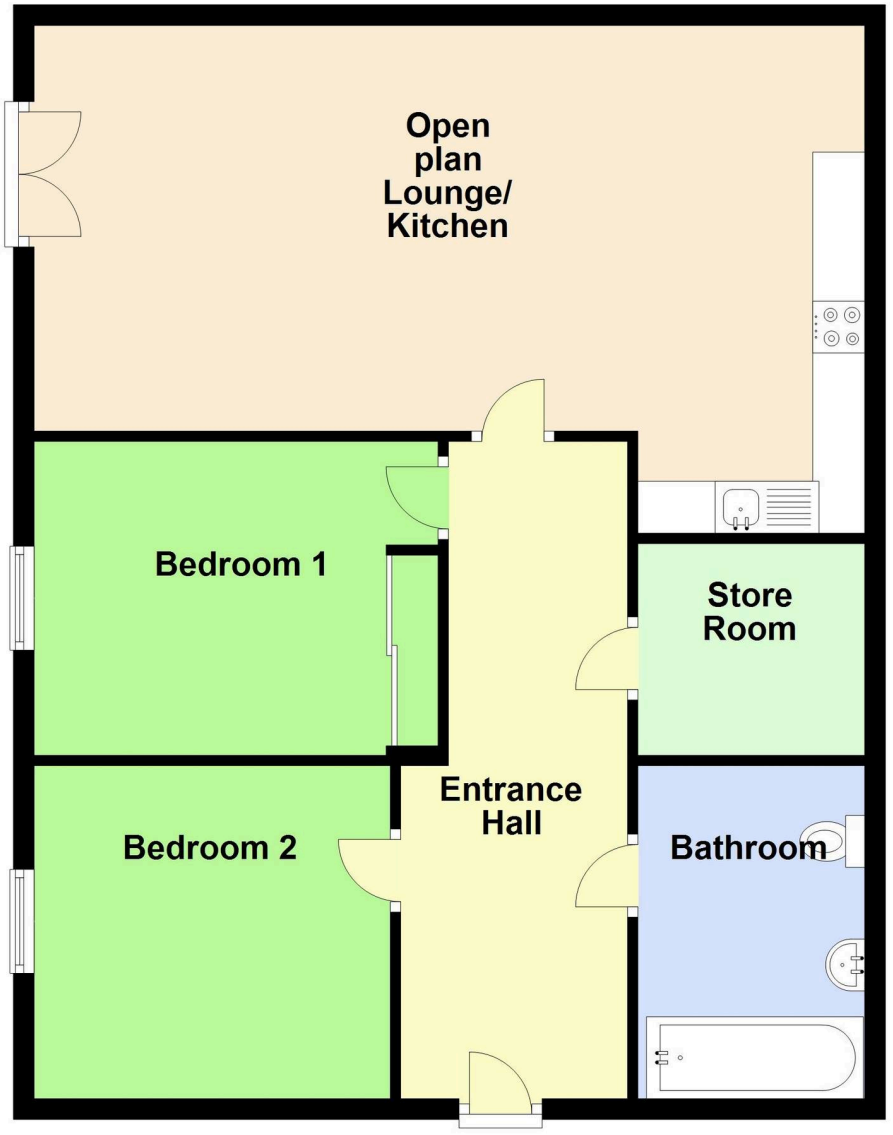
LIFETIME LEGAL

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.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

NEWTON FALLOWELL



Total area: approx. 82.7 sq. metres (890.1 sq. feet)

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

NEWTON FALLOWELL