



 **NEWTON**
FALLOWELL

2 Mill Lodge, Willoughby Road, Boston – PE21 9EG
£55,000

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Boston

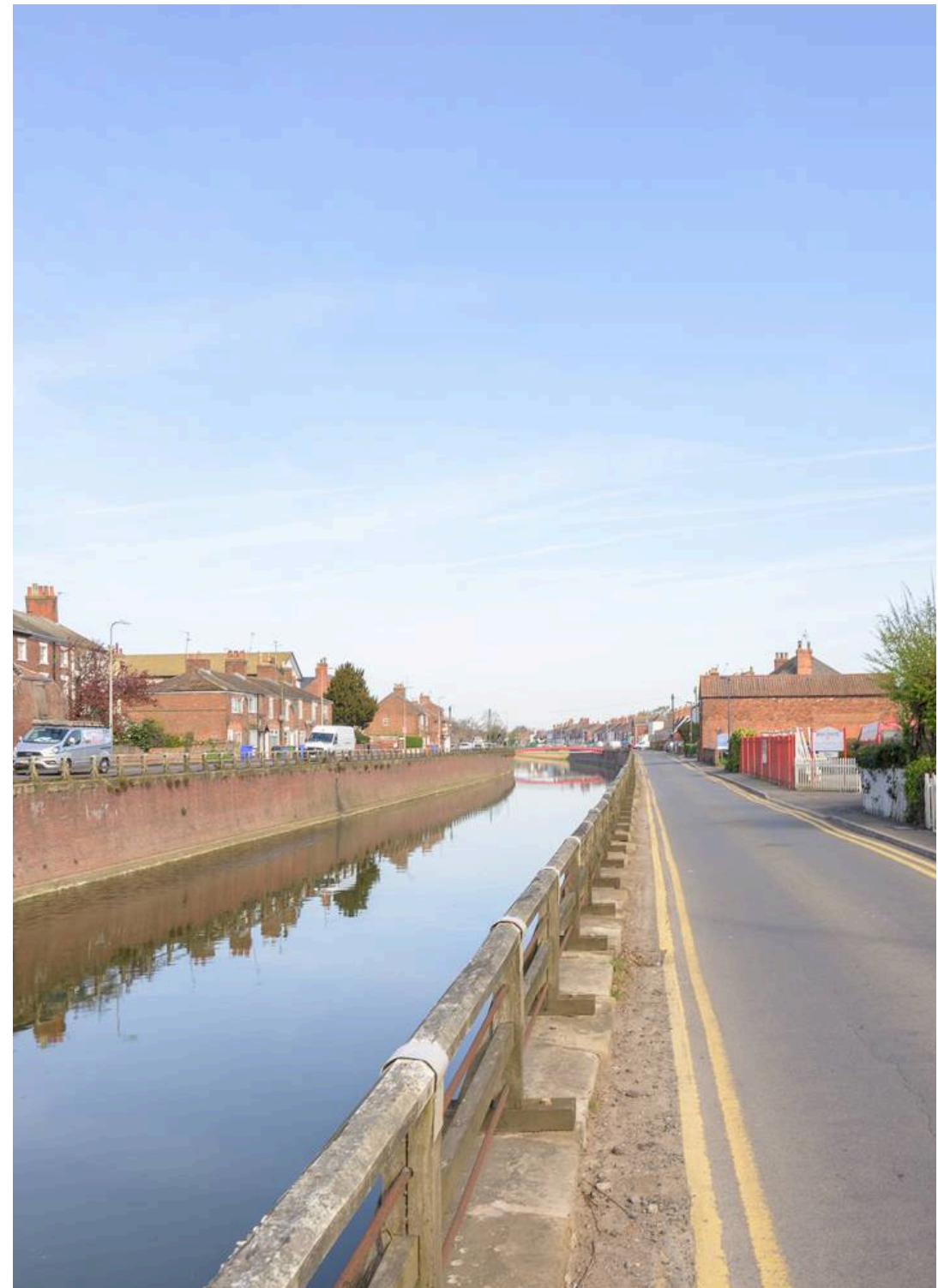
A ground floor retirement flat for the over 55's within walking distance to the town centre and overlooking the Maud Foster Waterway. Having accommodation comprising: entrance hall, lounge, kitchen, bedroom and bathroom. There is communal parking & gardens and 24 hour emergency care response system. NO CHAIN

Council Tax band: A

Tenure: Leasehold

EPC Rating: C

- TBC Rating: TBC
- Ground floor retirement flat
- One bedroom
- Lounge, kitchen & bathroom
- Communal parking & gardens
- Over 55's only
- NO CHAIN





ACCOMMODATION

Communal entrance with an entrance door to the:

ENTRANCE HALL

Having coved ceiling, electric storage heater, smoke alarm, intercom, built-in storage cupboard and built-in airing cupboard housing hot water cylinder.

LOUNGE

14' 3" x 10' 7" (4.34m x 3.23m)

Having box bay window to front elevation, coved ceiling and two electric storage heaters.

KITCHEN

7' 5" x 7' 2" (2.26m x 2.18m)

Having window to rear elevation, coved ceiling, electric storage heater, tiled walls and vinyl flooring. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink unit, cupboards & appliance space under, cupboard over. Work surface return with space for electric cooker, cupboard, drawers & fridge under, cupboards over.

BEDROOM ONE

14' 3" x 8' 10" (4.35m x 2.70m)

Having window to front elevation, coved ceiling, electric storage heater and built-in wardrobe.

BATHROOM

Having window to rear elevation, electric heated towel rail, wall mounted heater, tiled walls, vinyl flooring, panelled bath, close coupled WC and pedestal hand basin.



MILL LODGE

Built in 1988 and having 26 flats in total. Non-resident management staff (part time) and Careline alarm service. Lift, Lounge, Laundry & communal gardens. Whole site accessible by wheelchair. Easy access to site off Willoughby Road. Distances: bus stop 200 yards; shop 0.25 mile(s); post office 0.3 mile(s); town centre 0.3 mile(s); GP 0.5 mile(s); social centre 0.5 mile(s). Regular Social activities include: coffee morning, and fish & chip suppers. New residents accepted from 55 years of age.

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. £231.77 pm service charge. £117.53 ground rent per year.

LIFETIME LEGAL

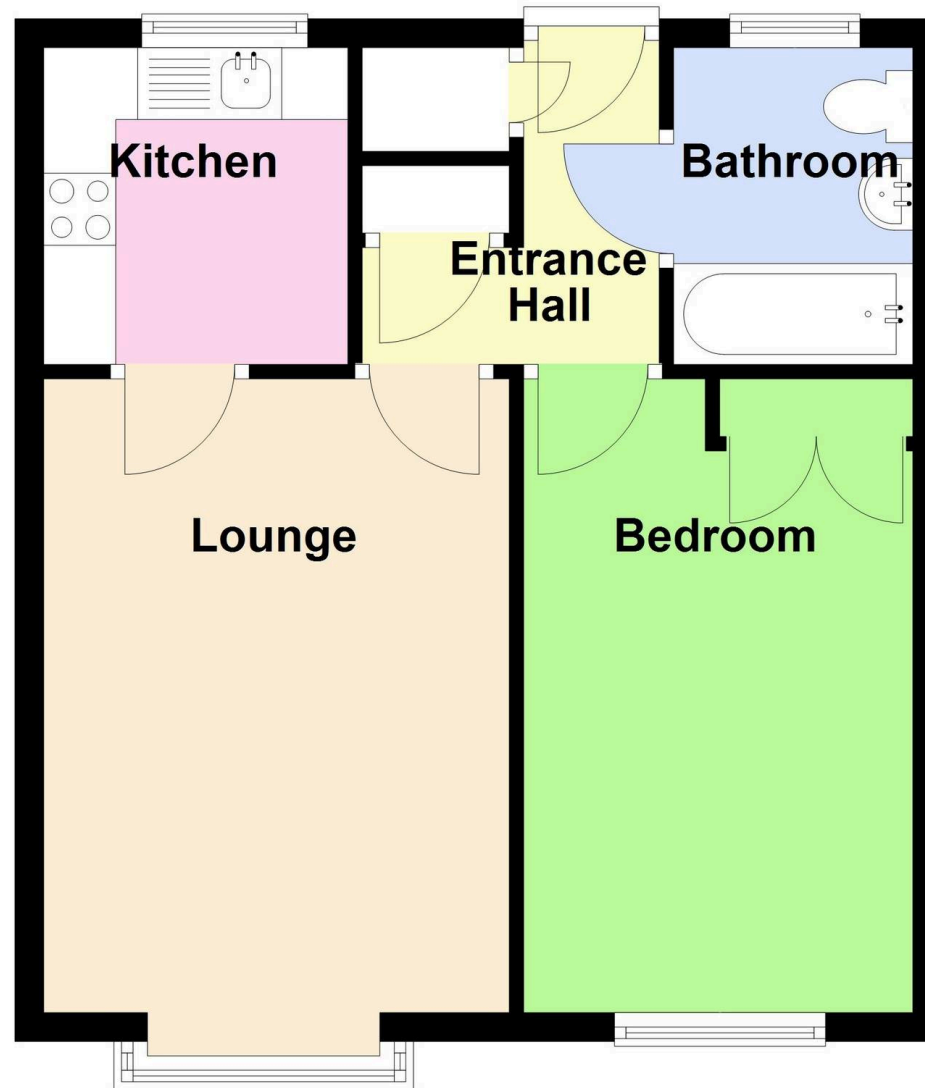
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Total area: approx. 41.0 sq. metres (441.0 sq. feet)

Newton Fallowell Estate Agents

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