

NEWTON FALLOWELL

44b, Spilsby Road, Boston - PE21 9NS

£57,500

44b, Spilsby Road

Boston

A first floor flat conveniently location within walking distance to Boston town centre. Having accommodation comprising: entrance hall, lounge, kitchen, bedroom and bathroom. Outside the property has a shared rear garden.

Council Tax band: A

Tenure: Leasehold

EPC Rating: C

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ACCOMMODATION
Ground floor communal entrance with staircase rising to the first floor.

ENTRANCE HALL
Having radiator and built-in cupboard.

LOUNGE
13' 7" x 13' 1" (4.15m x 4.00m)
Having window to front elevation and radiator.

KITCHEN
11' 2" x 9' 6" (3.40m x 2.90m)
Having window to rear elevation and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap and electric hob inset to work surface, cupboards, drawers, integrated electric oven, space & plumbing for automatic washing machine under, cupboard, stainless steel extractor and gas fired boiler providing for both domestic hot water & heating over. Work surface return with drawers under, cupboards over.

BEDROOM ONE
13' 7" x 13' 1" (4.14m x 4.00m)
Having windows to front & rear elevations and radiator.

BATHROOM
11' 9" x 6' 2" (3.57m x 1.87m)
Having window to side elevation, heated towel rail, tiled floor, tiled splashbacks, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.

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EXTERIOR
The property has a shared garden to the rear.

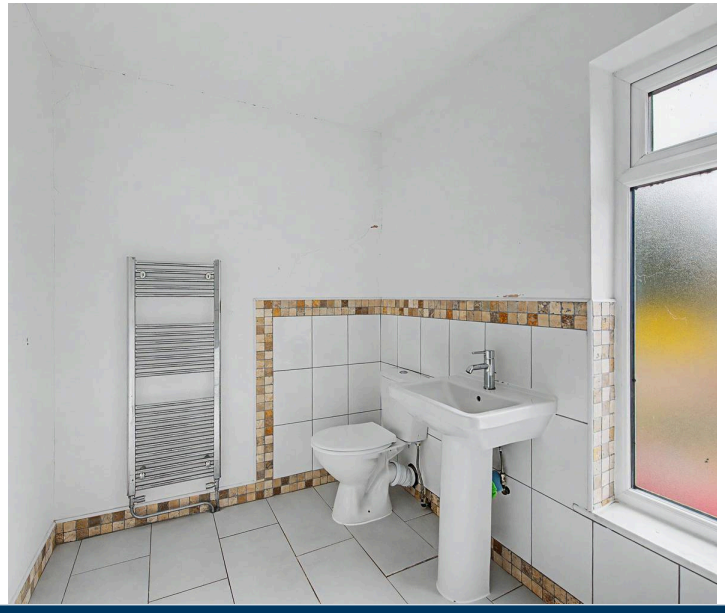
SERVICES
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators. The current council tax is band A.

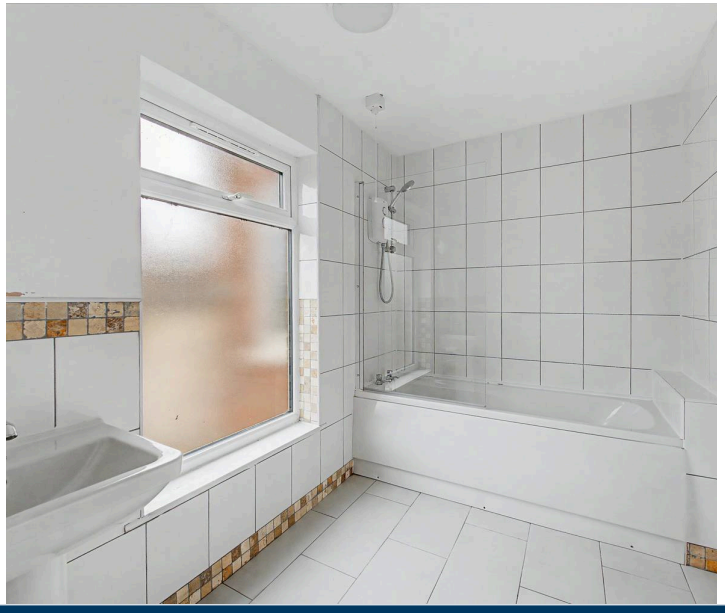
- There is an annual service charge of approximately £800 and the annual ground rent is approximately £100.
- There are approximately 59 years remaining on the lease. We are advised that the vendor has commenced proceedings to extend the lease and will continue to pay for the legal work up until a sale is agreed and completed.

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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