



 **NEWTON**  
**FALLOWELL**

Flat 3, Sycamore Court, Sleaford Road, Boston – PE21 8EY

Offers in Region of £125,000

## Flat 3

Sycamore Court, Sleaford Road, Boston

**A modern, purpose-built first floor flat, exclusively for the over 55s, set within beautifully landscaped and well-stocked communal gardens. 999 year lease & no assignment fees when resold.**

The accommodation comprises: welcoming entrance hall, spacious lounge, stylish re-fitted dining kitchen, two well-proportioned bedrooms and a contemporary shower room.

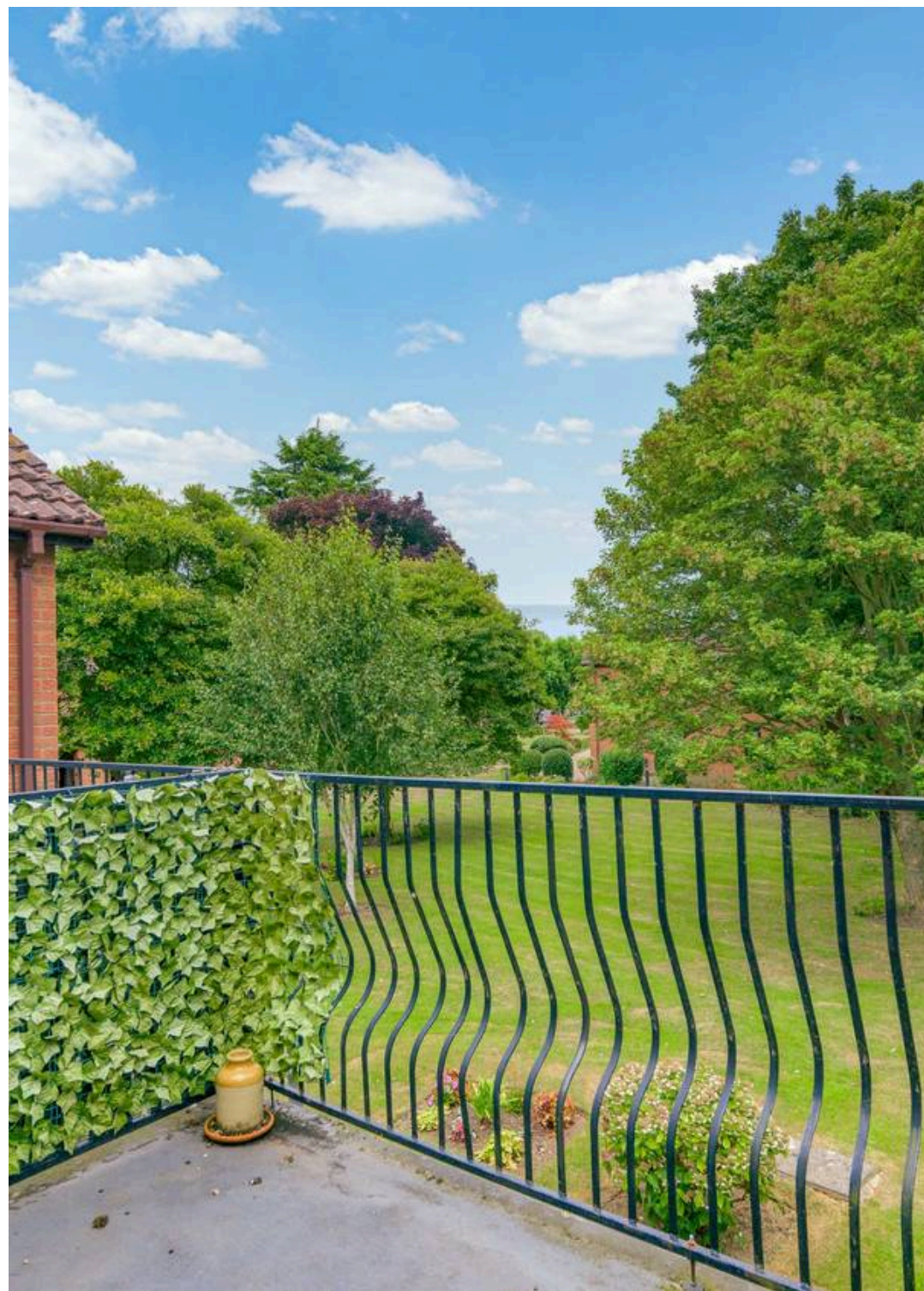
Situated just on the outskirts of Boston, off Sleaford Road, this sought-after and established residential location lies approximately 1.5 miles west of the historic market town centre. The property is ideally placed within easy reach of local amenities, close to a pleasant park and offers convenient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

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





#### **ACCOMMODATION**

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

#### **COMMUNAL ENTRANCE HALL**

Serving two flats with staircase rising to first floor and a stair lift that belongs to this flat and is included in the sale.

#### **ENTRANCE HALL**

Having window to front elevation, coved ceiling, radiator, intercom, access to roof space, smoke alarm, telephone connection point and two fitted cupboards with sliding doors.

#### **DINING KITCHEN**

10' 1" x 9' 5" (3.08m x 2.86m)

Having window to rear elevation, radiator and gas fired combination boiler providing for both domestic hot water & heating. Re-fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer, mixer tap & waste disposal unit inset to work surface, cupboards & drawers under, cupboards over. Gas cooker, breakfast bar, space & plumbing for automatic washing machine. The seller advises that both the washer/dryer and fridge freezer can be included in the sale.



#### **LOUNGE**

11' 11" x 11' 4" (3.62m x 3.45m)

Having bow window to front elevation, part glazed door to balcony, coved ceiling, radiator, television aerial & telephone connection points and fireplace with marble back & hearth, inset electric fire and wooden surround.



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**BEDROOM ONE**

11' 11" x 11' 5" (3.64m x 3.47m)

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

**BEDROOM TWO**

11' 11" x 8' 4" (3.64m x 2.55m)

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

**SHOWER ROOM**

Having window to side elevation, heated towel rail, half tiled walls, extractor, walk-in shower enclosure with mixer shower fitting, hand basin inset to vanity unit and WC with concealed cistern.





### SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band A. The property is for over 55's only and is leasehold - 999 years from 1st January 1988. Ground rent is £45 per annum and there is a service charge of £305.30 per calendar month for 2025. No assignment fees when re-sold.

### LIFETIME LEGAL

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**Ground Floor**  
Approx. 63.8 sq. metres (686.4 sq. feet)



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

## Newton Fallowell Estate Agents

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