



## 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





#### 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)

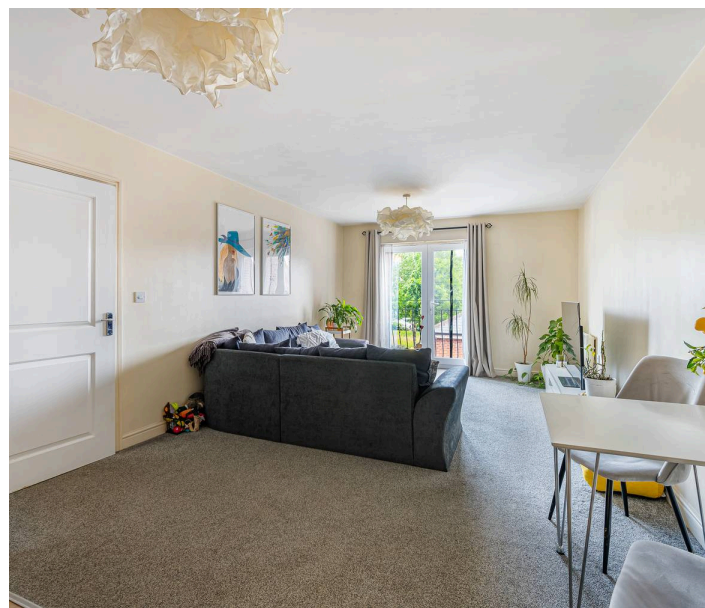
(max) Forming two areas comprising:

#### 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**

**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)

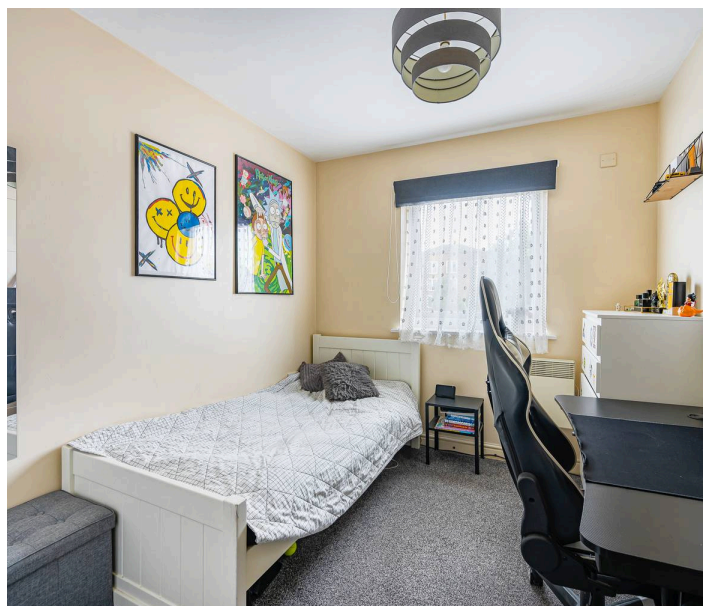
Having panelled bath with mixer tap, shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.

**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.





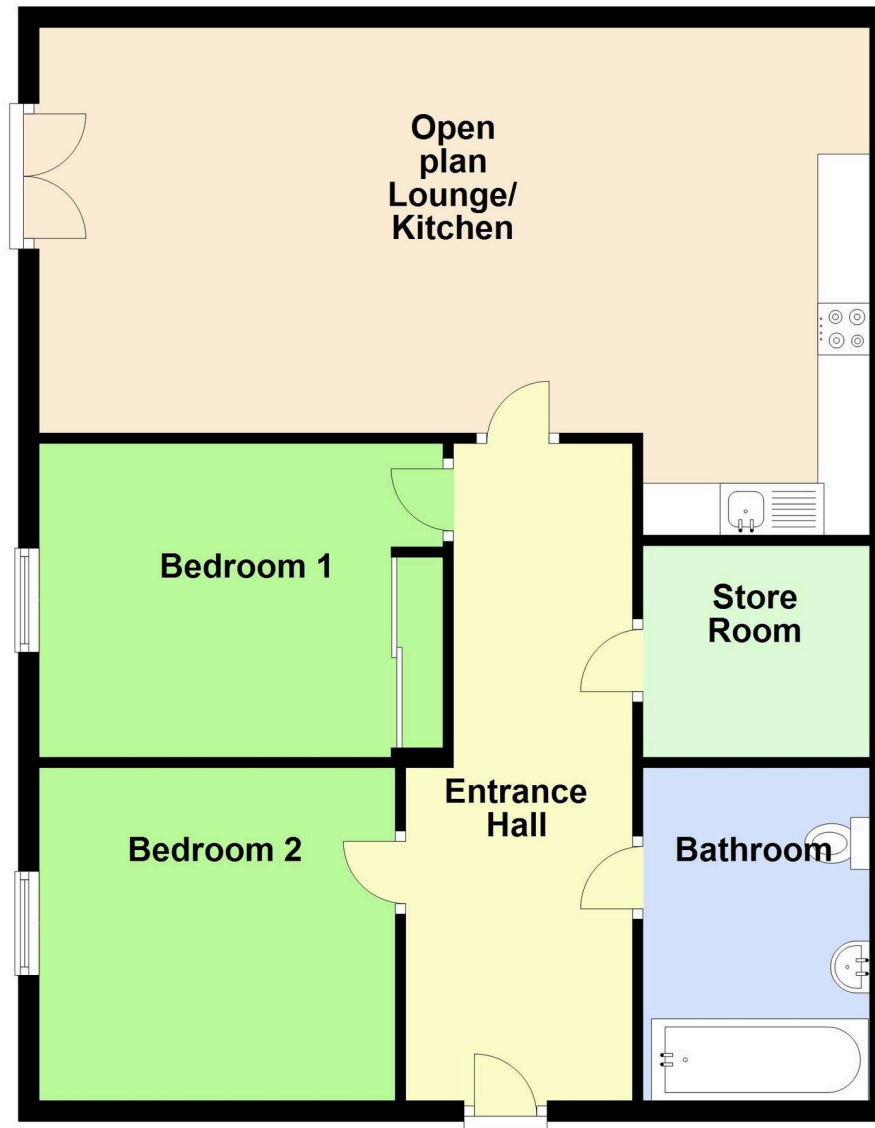
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Total area: approx. 82.7 sq. metres (890.1 sq. feet)

## Newton Fallowell Estate Agents

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