



Flat I, 26 St Thomas Drive, Boston, PE21 7EP



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Leasehold

£89,950



Key Features

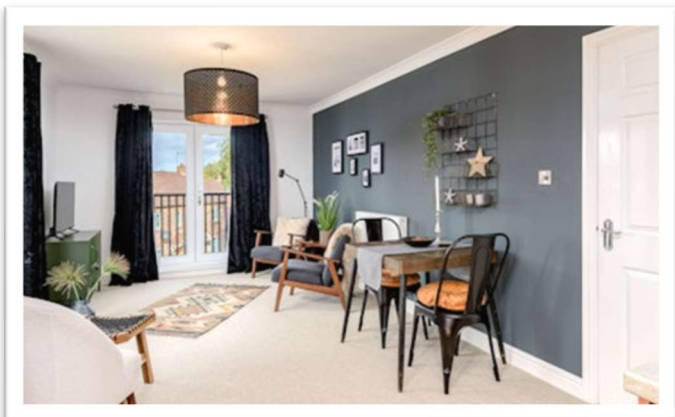
- Second floor flat
- One bedroom
- Open plan living/dining/kitchen
- Bathroom
- Two allocated parking spaces
- Gas central heating
- Double glazing
- EPC rating C





This very well-presented second-floor flat is ideally situated on the outskirts of town, offering comfortable modern living with convenient access to local amenities. The accommodation comprises an entrance hall, a bright and spacious open-plan lounge & dining area with a fitted kitchen, a good-sized bedroom and a contemporary bathroom.

The property further benefits from gas central heating, double glazing, a communal garden and two allocated parking spaces, making it an excellent choice for first-time buyers, professionals, or investors alike.



ACCOMMODATION

Communal entrance with stairs rising to the second floor with entrance door to the:

ENTRANCE HALL

Having coved ceiling, telephone connection point and large storage cupboard.

OPEN PLAN LIVING/DINING/KITCHEN

7.21m x 3.25m (23'8" x 10'8")

(max) Forming areas comprising:

LOUNGE/DINING AREA

Having french doors to small balconies to front & rear elevations, coved ceiling, two radiators and television aerial connection point. Open to the:

FITTED KITCHEN AREA

Having window to side elevation, coved ceiling with inset ceiling spotlights and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: a 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher (new August 2023) under, cupboards over, tall unit to side housing integrated fridge & freezer (new August 2022).

Work surface return with inset gas hob, integrated electric double oven (new May 2023), cupboards & drawers under, stainless steel cooker hood over. Further work surface return with cupboard, space & plumbing for automatic washing machine under, cupboards over. Cupboard housing gas fired combination boiler (installed December 2021) providing for both domestic hot water & heating.

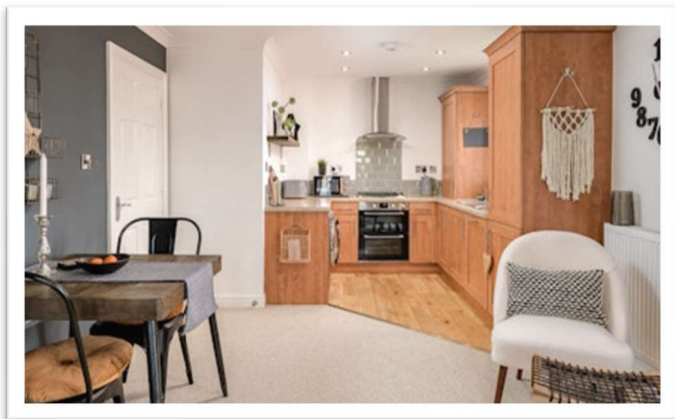
BEDROOM

2.64m x 2.44m (8'8" x 8'0")

(wardrobe & door entrance in addition) Having window to front elevation, coved ceiling, radiator and built-in wardrobe.

BATHROOM

Having coved ceiling, radiator, wood effect flooring, part tiled walls and shaver point. Fitted with a suite comprising: panelled bath, close coupled WC and pedestal hand basin.



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EXTERIOR

The property has two allocated parking spaces.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (installed December 2021) served by radiators and the property is double glazed. The current council tax is band A. We are advised that there is a £75 per month management charge which includes building insurance. Lease is 125 years from 1st October 2007.

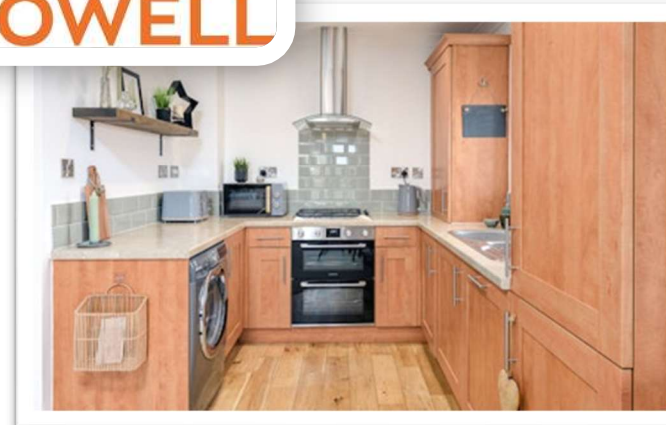
VIEWING

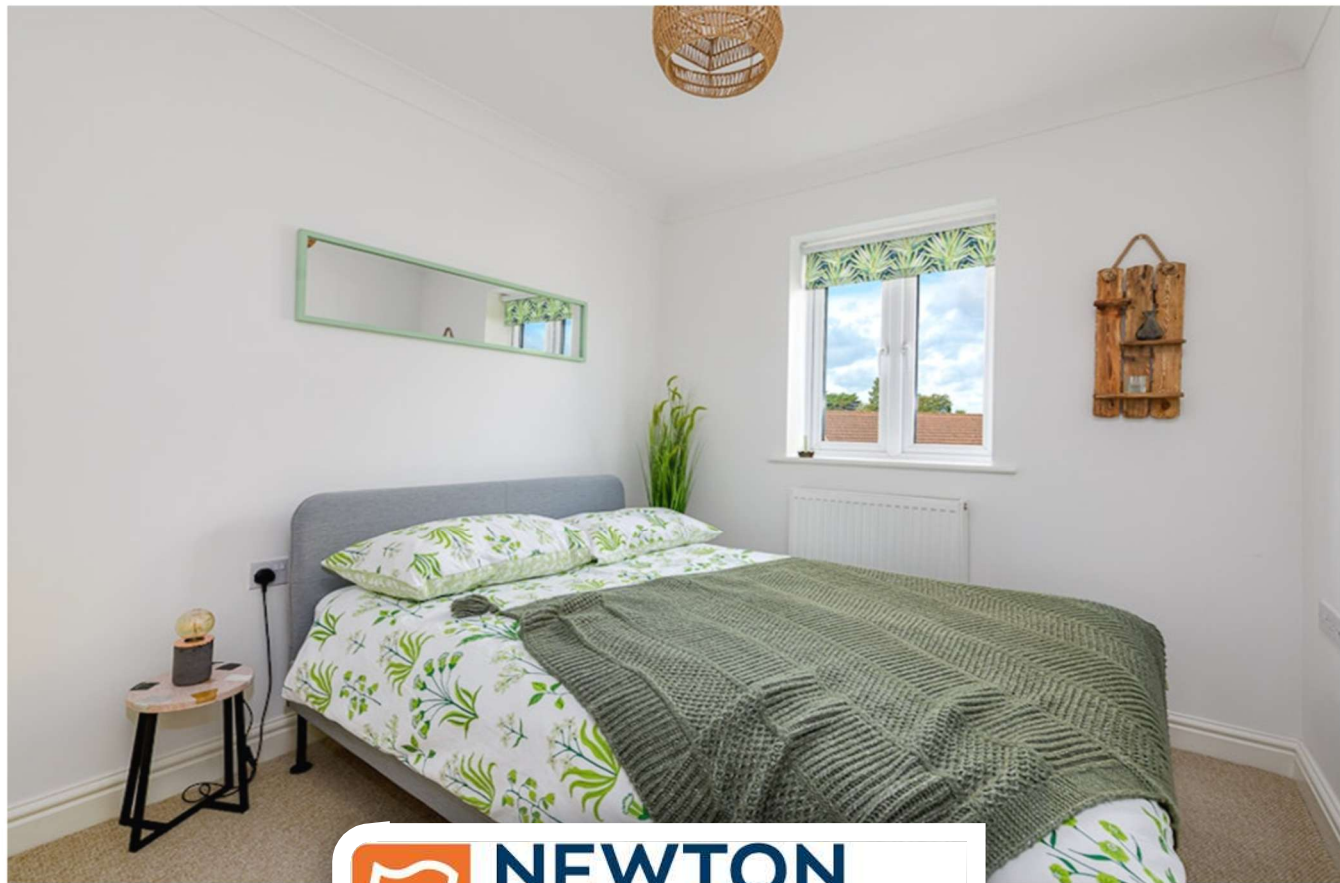
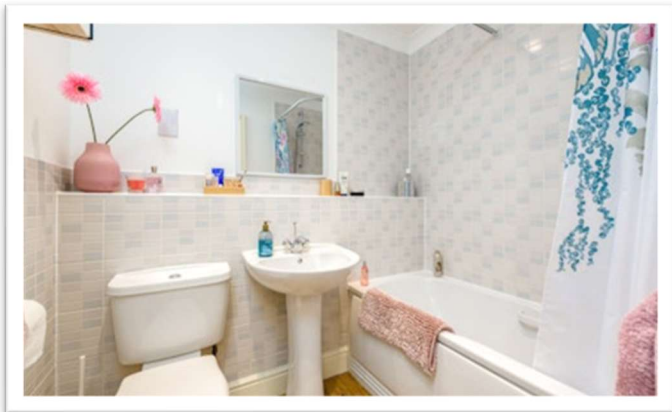
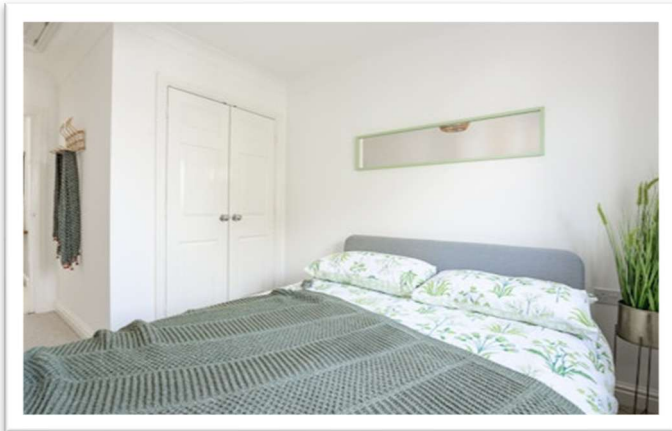
By appointment with Newton Fallowell - telephone 01205 353100.

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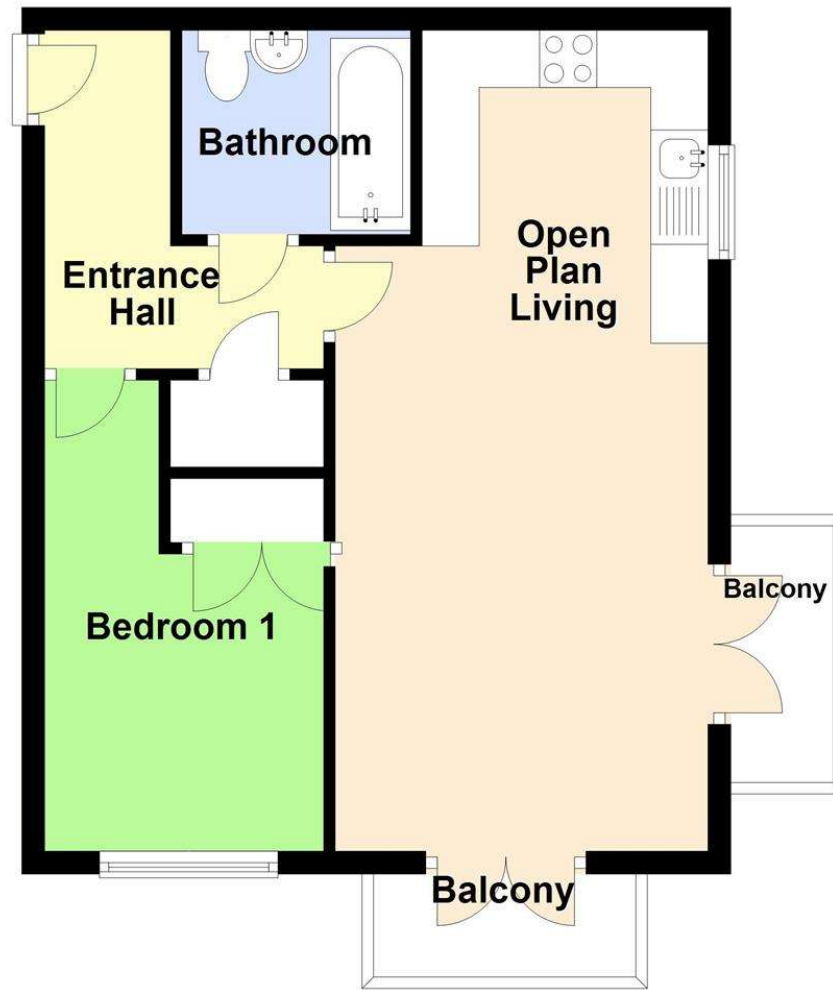




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Floorplan



Total area: approx. 41.7 sq. metres (448.8 sq. feet)



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