



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



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Leasehold

Offers in excess of £125,000



Key Features

- First floor flat
- Two bedrooms
- Lounge & dining kitchen
- Communal gardens
- Over 55's only
- Purpose built
- 999 year lease
- No assignment fees when sold
- EPC rating C





A modern, purpose-built first floor flat, exclusively for the over 55s, set within beautifully landscaped and well-stocked communal gardens.

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.



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.

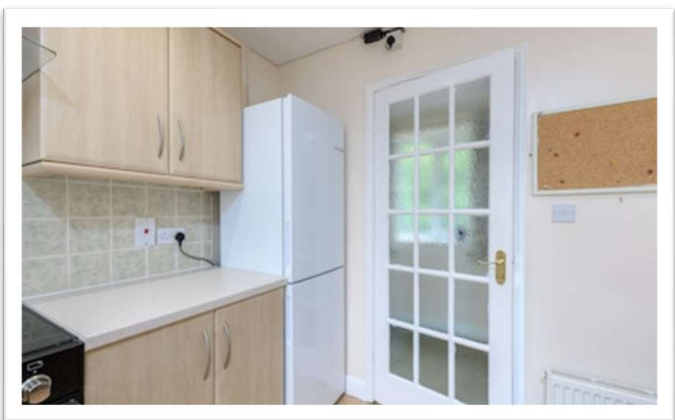
ENTRANCE HALL

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

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

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

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

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.

BEDROOM ONE

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

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

BEDROOM TWO

3.64m x 2.55m (11'11" x 8'5")

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

SHOWER ROOM

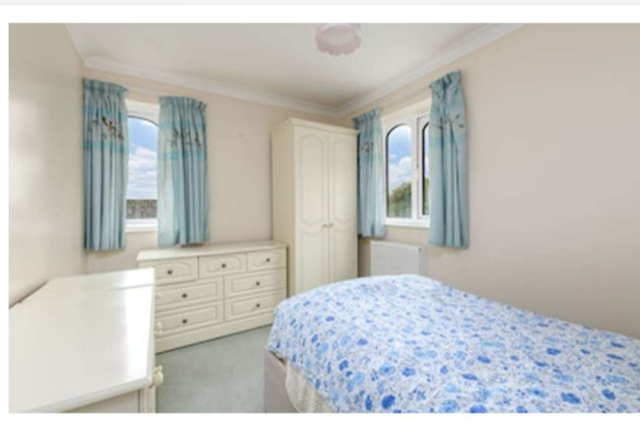
Having window to side elevation, heated towel rail, half tiled walls, extractor, walk-in shower enclosure with mixer shower fitting, hand basin inset to vanity unit and WC with concealed cistern.

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.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





 **NEWTON
FALLOWELL**



Floorplan



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



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AGENT'S NOTES

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