





## Flat 2

41-43 Wormgate, Boston

Conveniently situated within easy walking distance of Boston town centre and the attractive Central Park, this first-floor duplex apartment offers accommodation arranged over two levels. The property comprises an entrance hall, a kitchen/lounge and bathroom with stairs to three bedrooms to the upper floor. An ideal opportunity for first-time buyers, investors or those seeking a low-maintenance home in a convenient location.

Boston offers a wide range of shops, cafés, restaurants and leisure facilities, together with good transport links, Pilgrim Hospital and a choice of schooling, making it a popular and convenient place to call home.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







## ACCOMMODATION

Part glazed entrance door to communal hall with staircase rising to the first floor. Entrance door to the:

## ENTRANCE HALL

Having staircase rising to second floor.

## KITCHEN/LOUNGE

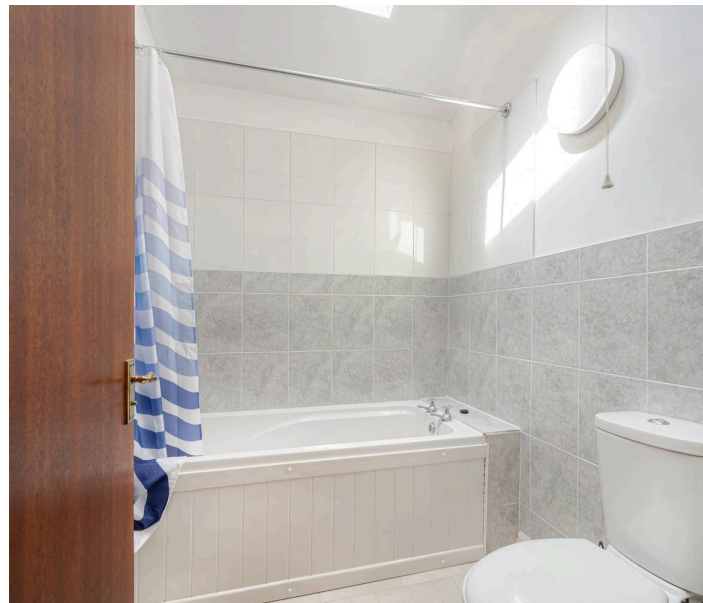
15' 1" x 10' 10" (4.61m x 3.30m)

Having roof window, electric heater, understairs storage cupboard and vinyl flooring to the kitchen area. The kitchen is fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink & drainer inset to work surface, cupboard, space & plumbing for automatic washing machine under, cupboards over. Work surface return with inset electric hob, integrated electric oven & cupboards under, cupboards & stainless steel extractor over. Further work surface return with drawers under, cupboards over and space for upright fridge/freezer to side.

## BATHROOM

6' 4" x 6' 2" (1.94m x 1.87m)

Having roof window, tile effect flooring, panelled bath with shower fitting over, close coupled WC and hand basin.



## SECOND FLOOR LANDING

### BEDROOM ONE

14' 9" x 9' 9" (4.50m x 2.97m)

Having window to side elevation, feature beam to ceiling and electric heater.

### BEDROOM TWO

15' 3" x 8' 0" (4.66m x 2.44m)

Having windows to front & side elevations, feature beam to ceiling and electric heater.

### BEDROOM THREE

11' 7" x 6' 6" (3.54m x 1.99m)

Having window to front elevation, feature beam to ceiling and electric heater.







## SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the current council tax is band A.

## LEASE DETAILS & CHARGES

There is just under 999 years remaining on the lease. The management/service charge is £258.50 paid quarterly to Plotway Lettings.

## LIFETIME LEGAL

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### Ground Floor

Approx. 17.9 sq. metres (193.1 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 56.7 sq. metres (610.1 sq. feet)

## Newton Fallowell Estate Agents

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