



SHARMAN  
BURGESS  
For Sale  
01205 361161

MAX HEADROOM - 2.1m (7)

21

22

23

**£99,999**

21 The Square, Kirton, Boston, Lincolnshire PE20 1HT

**SHARMAN BURGESS**



# SHARMAN BURGESS

Est 1996

An extremely well presented Leasehold first floor apartment being offered for sale with NO ONWARD CHAIN. Accommodation comprises an open plan living kitchen providing kitchen, dining and seating areas. There are two good sized bedrooms and bathroom. Further benefits include uPVC double glazing and allocated parking space.

## ACCOMMODATION

### ENTRANCE LOBBY

Having partially obscure glazed front entrance door, wall mounted electric heater, wall mounted electric fuse box, staircase rising to first floor.

### FIRST FLOOR HALLWAY

Having wall mounted electric heating thermostat, access to roof space, ceiling light point, ceiling mounted smoke alarm.

### OPEN PLAN LIVING KITCHEN

Separated into two sections comprising: -

### KITCHEN AREA

9' 8" (maximum measurement) x 5' 4" (maximum measurement) (2.95m x 1.63m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, space for condensing tumble dryer, plumbing for automatic washing machine, integrated oven and grill, four ring electric hob and fume extractor, wood effect laminate flooring, wall mounted electric heater, coved cornice, ceiling light point, window to rear aspect.

### LOUNGE & DINING AREA

13' 5" (approximate maximum measurement) x 12' 9" (approximate maximum measurement) (4.09m x 3.89m) Irregular shaped room. Having two windows to rear aspect, wood effect laminate flooring, wall mounted electric heater, coved cornice, ceiling light point, TV aerial point.

### BEDROOM ONE

14' 3" (approximate maximum measurement) x 12' 9" (approximate maximum measurement) (4.34m x 3.89m) Irregular shaped room. Having window to front aspect, electric wall mounted heater, ceiling light point.

### BEDROOM TWO

11' 10" (maximum measurement) x 7' 6" (maximum measurement) (3.61m x 2.29m)  
Having window to front aspect, ceiling light point, built-in wardrobe with wall mounted coat hooks within, built-in over stairs storage cupboard with window set within.

### BATHROOM

9' 1" (maximum measurement) x 6' 9" (maximum measurement) (2.77m x 2.06m)

Having a three piece suite comprising pedestal wash basin with tiled splashback, WC, panelled bath with wall mounted Triton electric shower, obscure glazed window, extractor fan, ceiling light point, electric heated towel rail, airing cupboard housing the hot water cylinder.

### EXTERIOR

The property benefits from and allocated parking space.

### AGENTS NOTE

Prospective purchasers should be aware that the property is to be purchased on a Leasehold basis with the Lease commencing on 22nd October 2004 for the duration of 199 years. The vendor informs the agent that there is currently a service charge of approximately £220 payable every 6 months for the ongoing maintenance and upkeep of unadopted roads, walkways and communal areas.

### SERVICES

Mains electricity, water and drainage are connected to the property.

### REFERENCE

26696033/31082023/HIC

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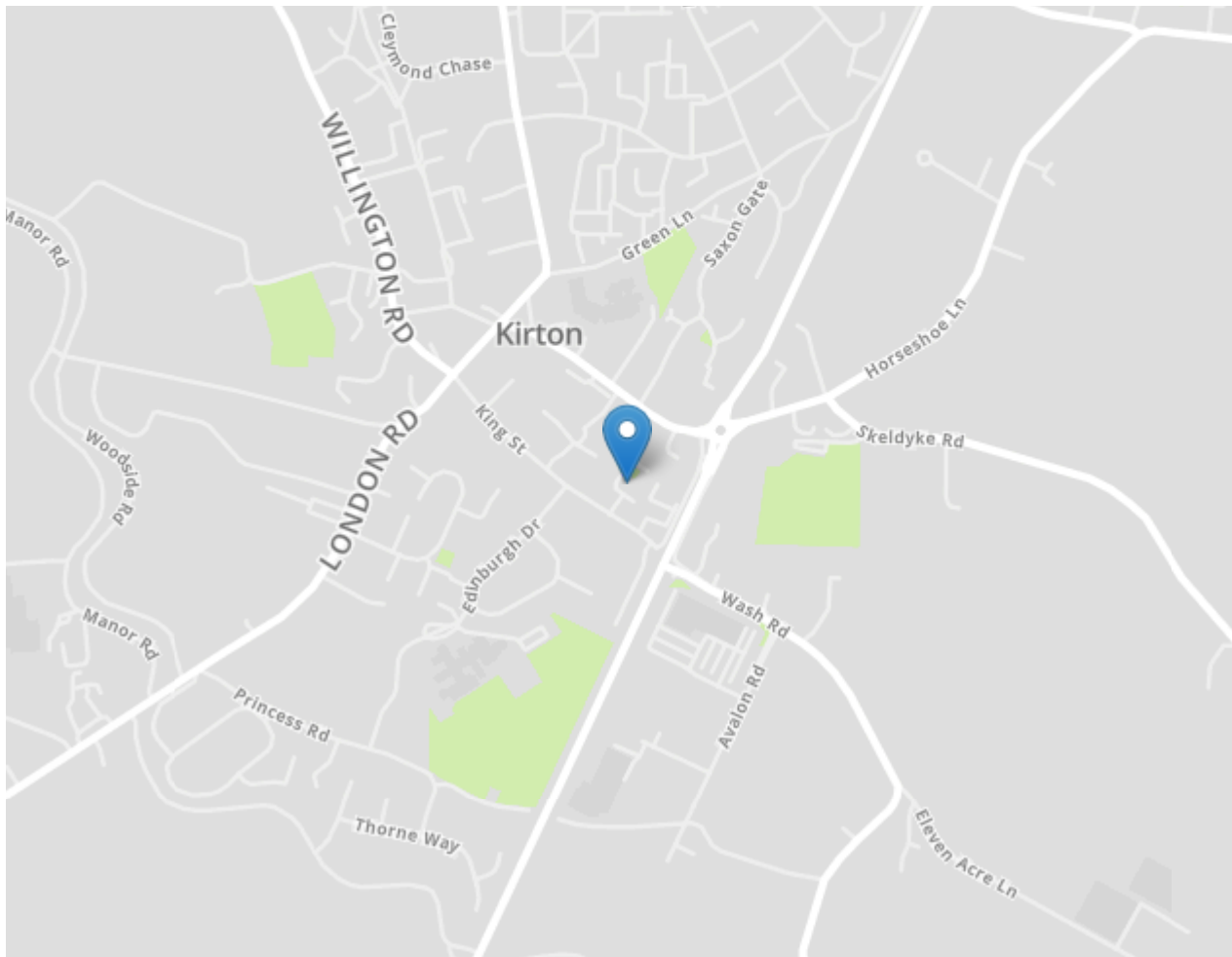
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.

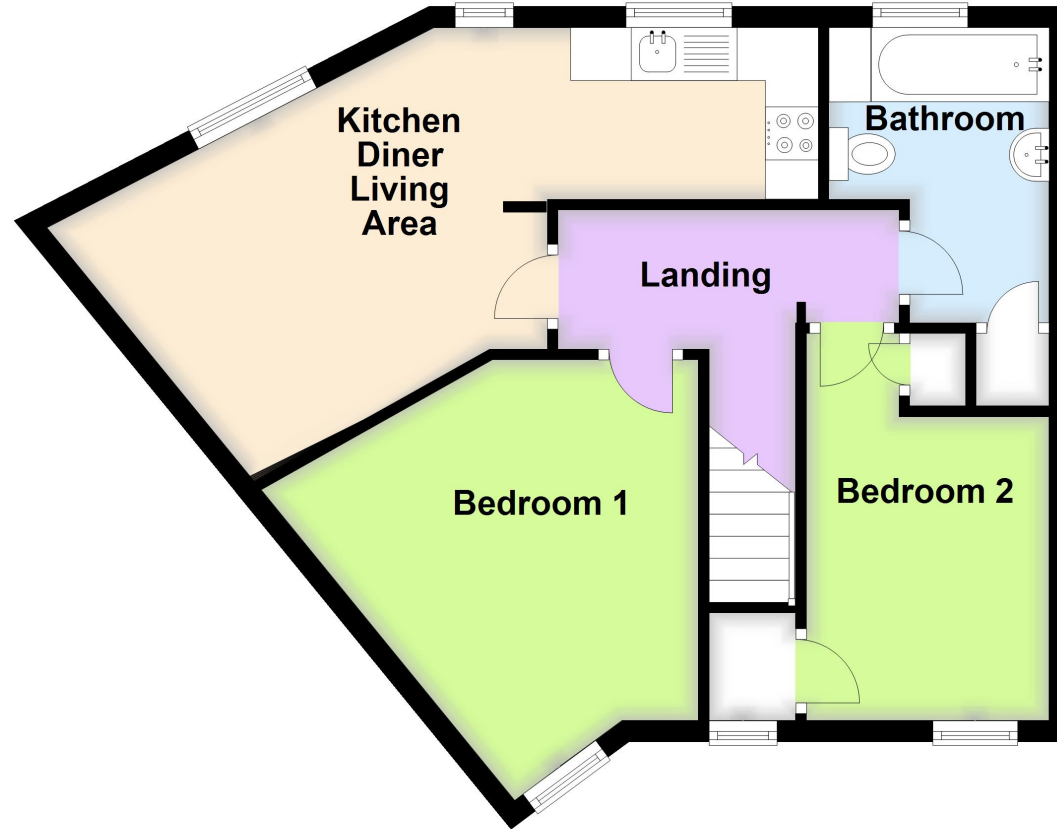
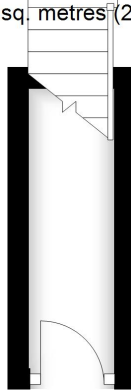


**SHARMAN BURGESS**

## First Floor

Approx. 50.2 sq. metres (540.7 sq. feet)

**Entrance Hallway**  
Approx. 2.2 sq. metres (23.2 sq. feet)



Total area: approx. 52.4 sq. metres (563.9 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	