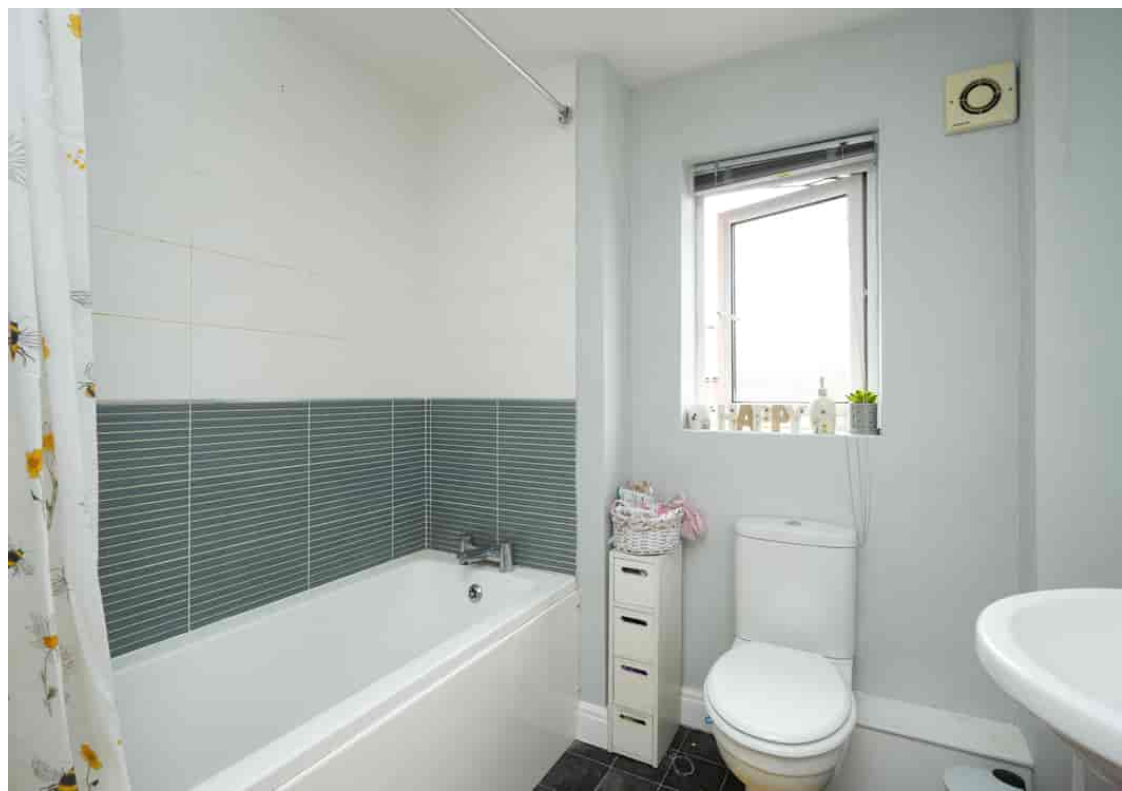
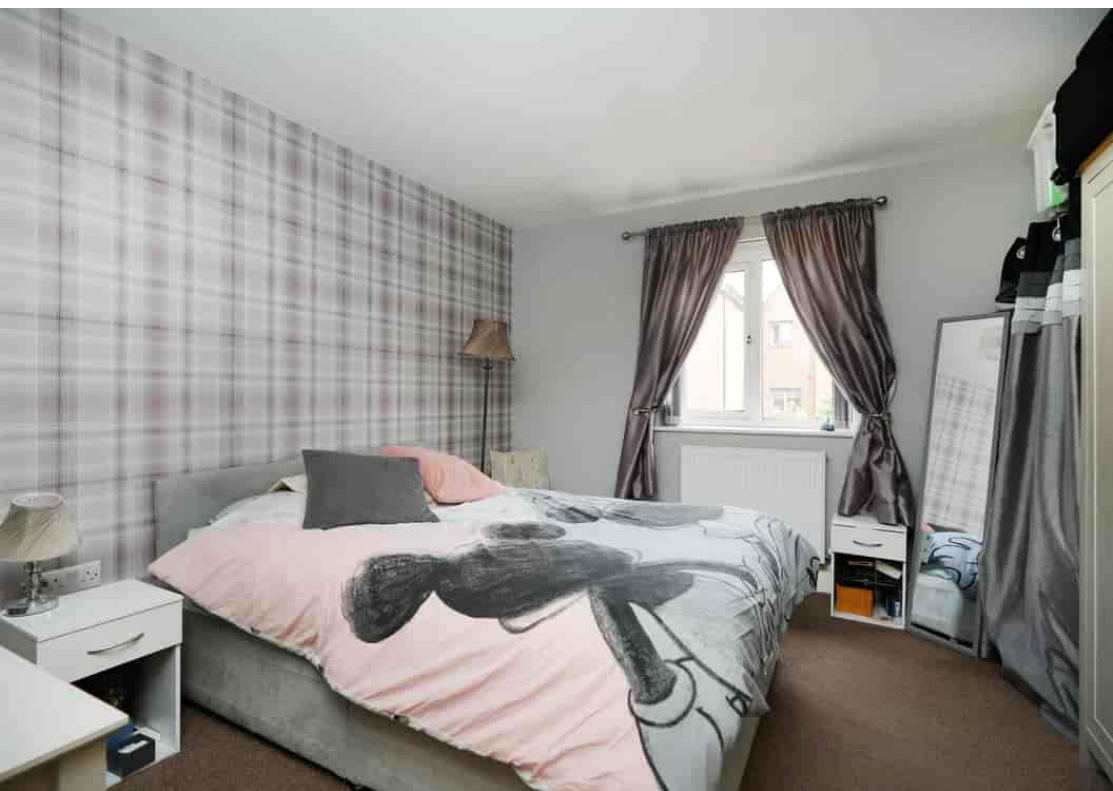




£109,950

38 White Horse Lane, Boston, Lincolnshire PE21 8SZ

SHARMAN BURGESS



A modern first floor apartment, being well presented throughout, with accommodation comprising an entrance hall with built-in storage space and gas central heating boiler, open plan living kitchen comprising lounge and dining area and modern fitted kitchen, two double bedrooms and family bathroom. Further benefits include an allocated parking space and NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door, two ceiling light points, access to roof space, wall mounted central heating digital timer, radiator, window to front aspect, wall mounted electric consumer unit, built-in cloak cupboard, built-in cupboard housing the Baxi central heating boiler, linen cupboard with slatted shelving within.

OPEN PLAN LIVING KITCHEN

21' 3" x 16' 6" (6.48m x 5.03m) (both maximum measurements)
The kitchen area comprises counter tops with inset stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, integrated oven and grill, four ring gas hob with stainless steel extractor hood above, window to side aspect, ceiling light point. The remainder of the room is served by two ceiling light points, window to side aspect, French doors with Juliet balcony, two radiators, TV aerial point.

BEDROOM ONE

11' 11" x 11' 0" (3.63m x 3.35m) (both maximum measurements)

Having window to side aspect, radiator, ceiling light point, wall mounted central heating timer.

BEDROOM TWO

9' 10" x 8' 4" (3.00m x 2.54m) (both maximum measurements)
Having window to side aspect, radiator, ceiling light point.

FAMILY BATHROOM

Having a three piece suite with pedestal wash hand basin with mixer tap, push button WC, panelled bath with mixer tap and wall mounted mains fed shower above, extended tiled splashbacks, radiator, electric shaver point, extractor fan, obscure glazed window, ceiling light point.

EXTERIOR

The property benefits from an allocated parking space.

AGENTS NOTE

Prospective purchasers should be aware that the property is to be purchased on a Leasehold basis. The vendor informs the agent that the Lease commenced in 2011 for a term of 199 years. There is a service charge of approximately £34 per month made payable to the management company for the maintenance and upkeep of unadopted roads, walkways and communal areas. Further details of this will be sought through the conveyancing process.

SERVICES

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

REFERENCE

26378834/20062023/REE

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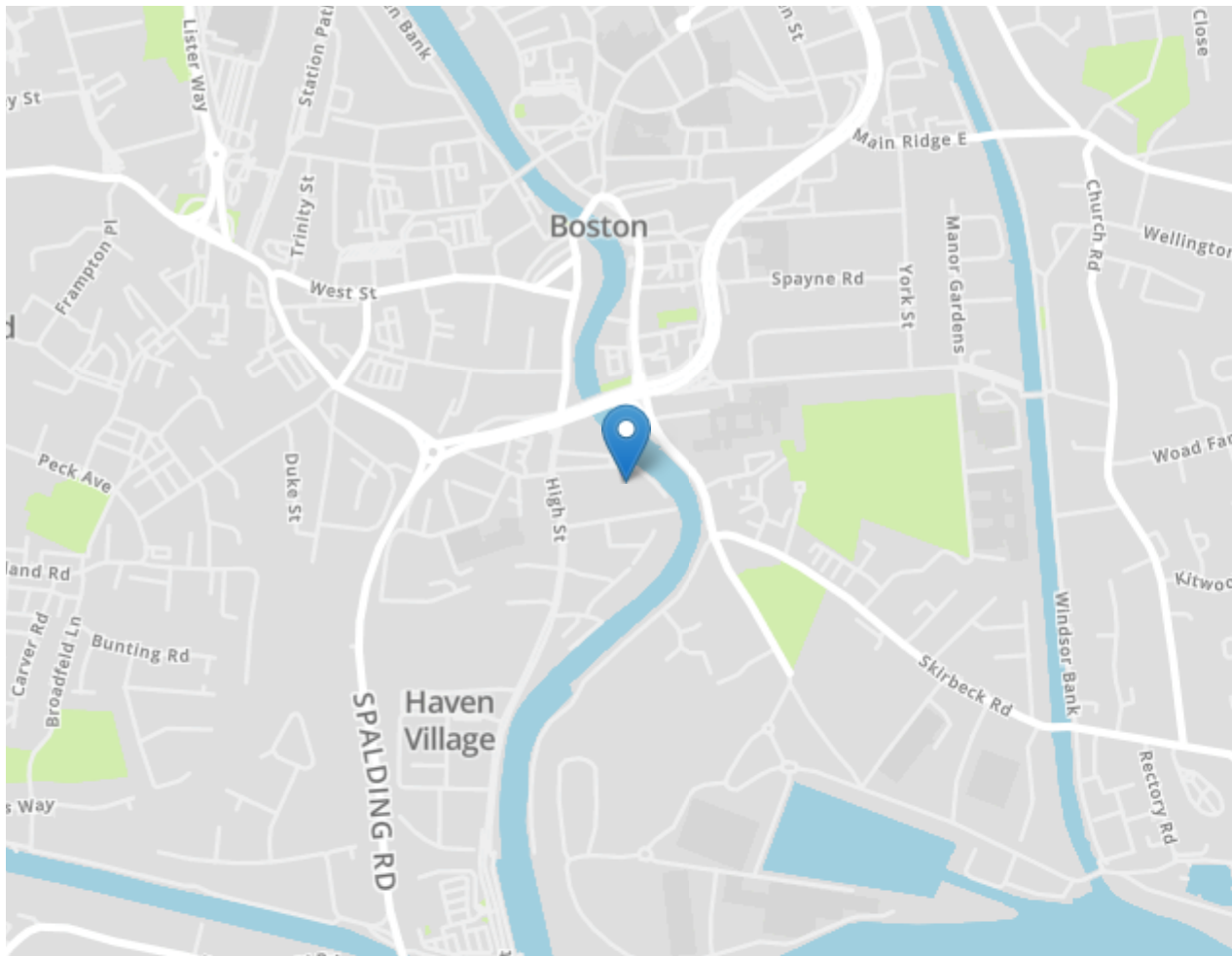
AGENT'S NOTES

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.

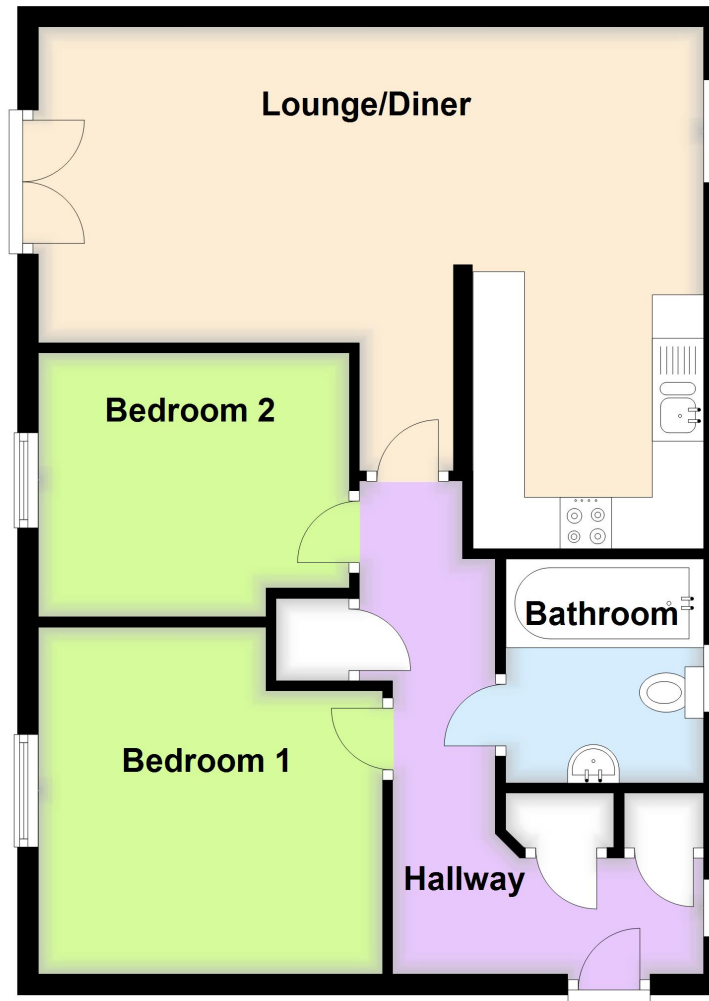
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



Total area: approx. 59.7 sq. metres (642.9 sq. feet)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	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	