



£29,750

15 The Evergreens, School Lane, Butterwick, Boston, Lincolnshire PE22 0HF

SHARMAN BURGESS

**15 The Evergreens, School Lane, Butterwick,
Boston, Lincolnshire PE22 0HF**
£29,750 Leasehold

ACCOMMODATION

INNER HALLWAY

10' 2" x 5' 4" (3.10m x 1.63m)

Having front entrance door, wall mounted intercom, radiator, ceiling light point, access to loft space.

A 35% SHARED OWNERSHIP first floor apartment suitable for 'Over 55's' only, to be purchased on a Leasehold basis. The well presented accommodation comprises an open plan living space incorporating seating, dining and kitchen areas, two independent bedrooms and a shower room. Further benefits include uPVC double glazing and gas central heating.



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OPEN PLAN LIVING SPACE

18' 10" (maximum into entrance area) x 16' 8" (5.74m x 5.08m)
Incorporating seating, dining and kitchen areas.

The kitchen comprises roll edge work surfaces with tiled splashbacks and inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, space for electric cooker, plumbing for automatic washing machine, extractor fan, ceiling mounted strip light, further access to loft space, cloak cupboard housing electric fuse box and shelving, further double cloak cupboard with shelving within.

The seating and dining area benefits from a window, radiator, two ceiling light points, TV aerial point.

BEDROOM ONE

10' 10" (maximum) x 11' 8" (3.30m x 3.56m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM TWO

10' 10" x 6' 6" (3.30m x 1.98m)

Having window to rear elevation, radiator, ceiling light point.

SHOWER ROOM

8' 0" x 5' 4" (2.44m x 1.63m)

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, pedestal wash hand basin with tiled splashback, push button WC, radiator, extractor fan, ceiling light point, electric shaver point.



**SHARMAN
BURGESS** Est 1996

SERVICES

Mains gas, electricity, water and drainage are connected.

AGENTS NOTE

Prospective purchasers should be aware that the property is suitable for 'Over 55's' only and is to be purchased on a Shared Ownership basis with Lincolnshire House Partnership. Prospective purchasers are required to complete an application process in order to become a resident. There is a monthly service charge of £265.42 which includes the upkeep and maintenance of communal areas and green spaces. The property is to be purchased on a leasehold basis with the 99 Year lease commencing in 2012.



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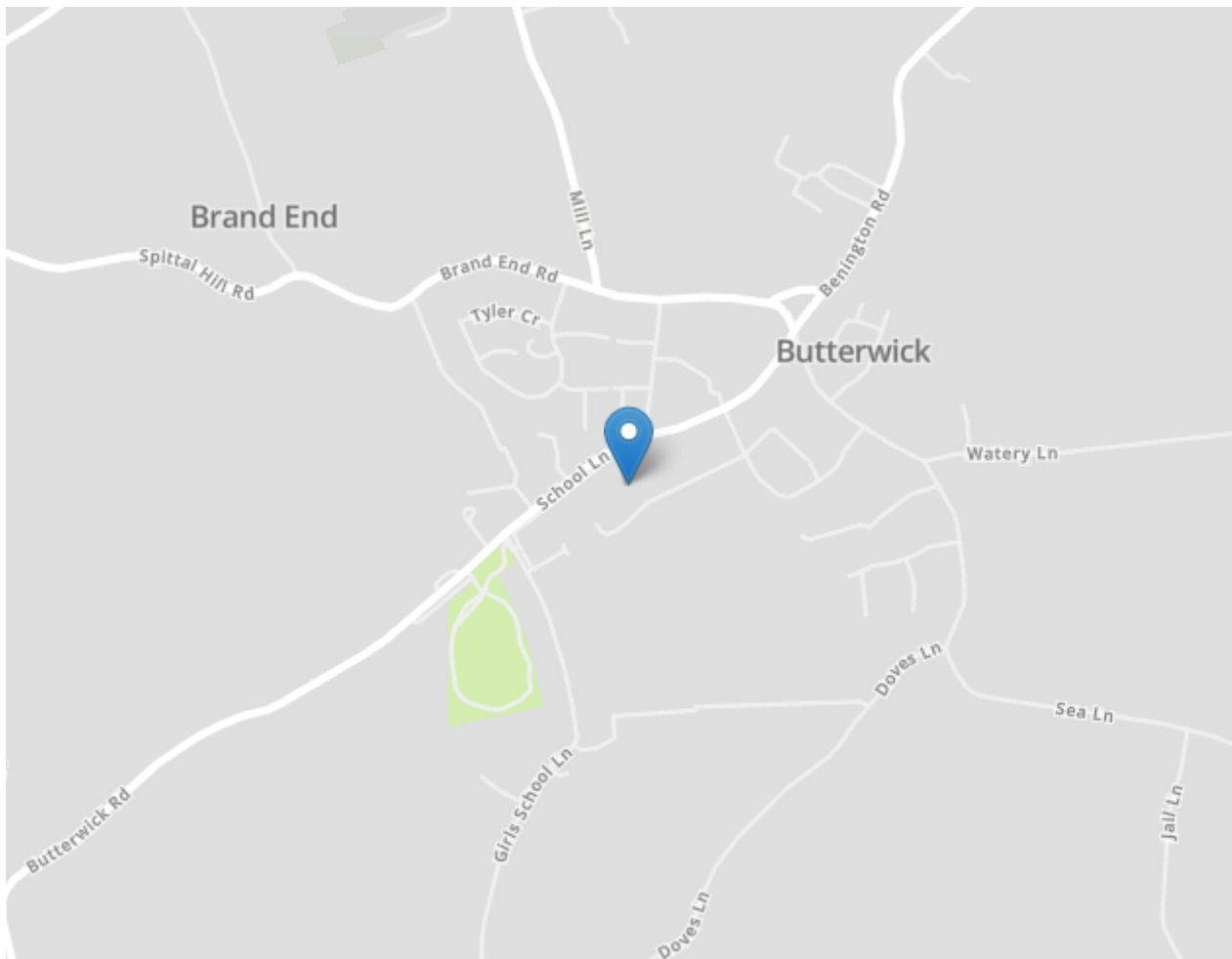
AGENT'S NOTES

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.

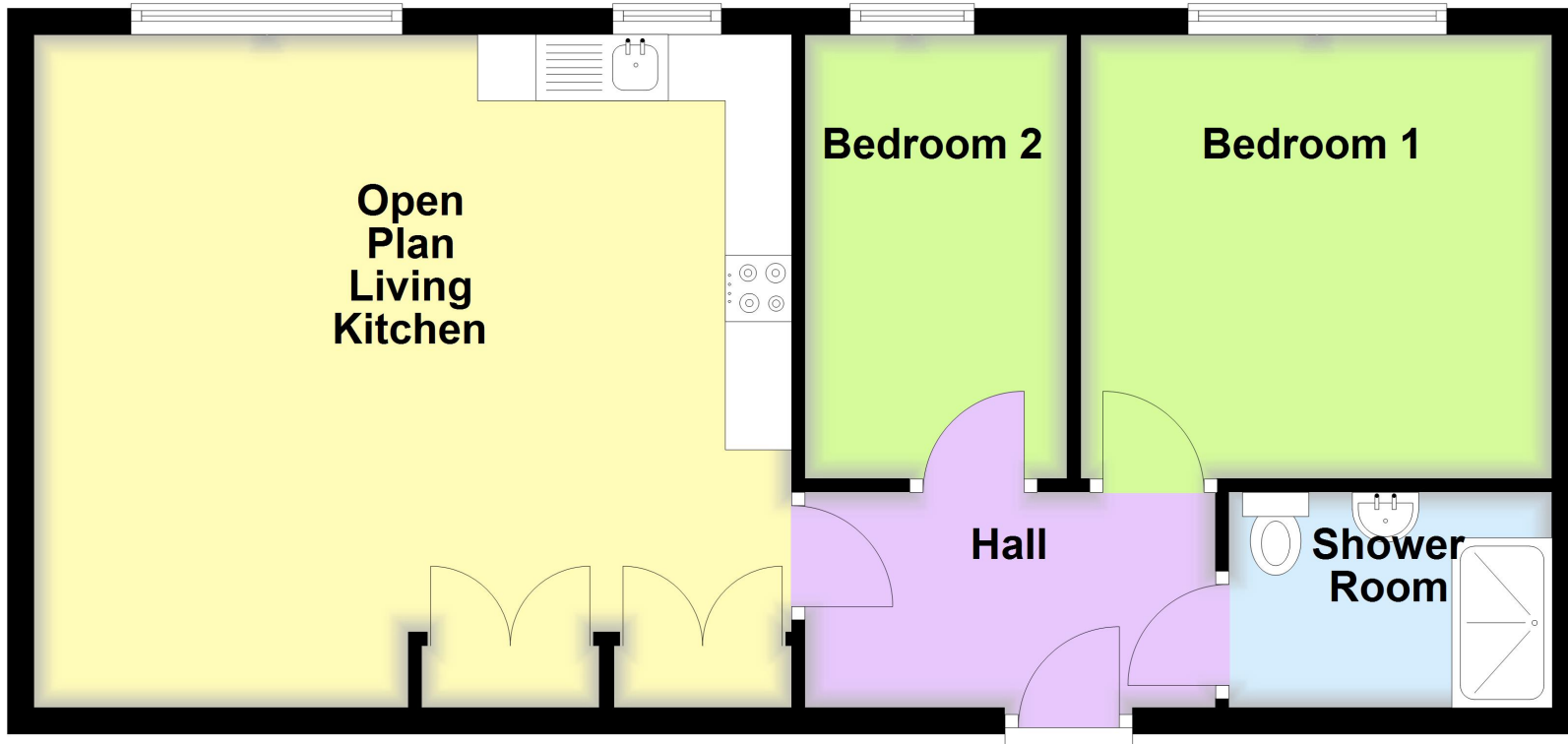
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



Total area: approx. 58.1 sq. metres (625.8 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	74	75
(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		