



£70,000

22 Mill Lodge, Willoughby Road, Boston, Lincolnshire PE21 9EG

SHARMAN BURGESS

**22 Mill Lodge, Willoughby Road, Boston,
Lincolnshire PE21 9EG
£70,000 Leasehold**

A second floor two bedroomed Leasehold apartment for the Over 55's Only, situated close to Boston Town Centre and its amenities, enjoying views of the Maud Foster Mill and watercourse. Accommodation comprises an entrance hall, lounge diner, kitchen, two bedrooms and a modern shower room. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION

ENTRANCE HALL

With front entrance door, three ceiling light points, wall mounted electric heater, coved cornice, wall mounted electric fuse box, window, cloak cupboard providing storage, airing cupboard housing the hot water cylinder within.

LOUNGE DINER

19' 6" (maximum with reduced head height) x 10' 2" (maximum)
(5.94m x 3.10m)

Having two windows to front aspect, two electric heaters, two ceiling light points, TV aerial point.



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KITCHEN

7' 3" x 10' 4" (2.21m x 3.15m)

Having roll edge work surfaces with matching upstands, base level storage units, drawer units and wall mounted units, stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, space for electric cooker, space for twin height fridge freezer, window to side aspect enjoying views over the Maud Foster Mill, ceiling light point, extractor fan.

BEDROOM ONE

13' 7" (maximum) x 9' 1" (maximum) (4.14m x 2.77m)

With window to rear aspect, electric heater, coved cornice, ceiling light point, built-in wardrobes with sliding mirrored door, hanging rail and shelving within.

BEDROOM TWO

9' 5" (maximum) x 6' 9" (maximum) (2.87m x 2.06m)

With window to rear aspect, electric heater, coved cornice, ceiling light point.

SHOWER ROOM

Being fitted with a modern three piece suite comprising shower area with wall mounted electric shower and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, fully tiled walls, heated towel rail, extractor fan, ceiling recessed lighting.



**SHARMAN
BURGESS** Est 1996

SERVICES

The property is available to 'Over 55's' only and is to be purchased on a Leasehold basis. The Lease commenced on the 28th July 1988 and has a lease length of 999 years. Prospective purchasers should be aware that there is a current ground rent of approximately £117 per annum and a service charge of £206.83 per calendar month which includes water rates, buildings insurance and maintenance and upkeep of communal areas. Parking is available on a first come first served basis.

REFERENCE

19062024/27064356/OTT



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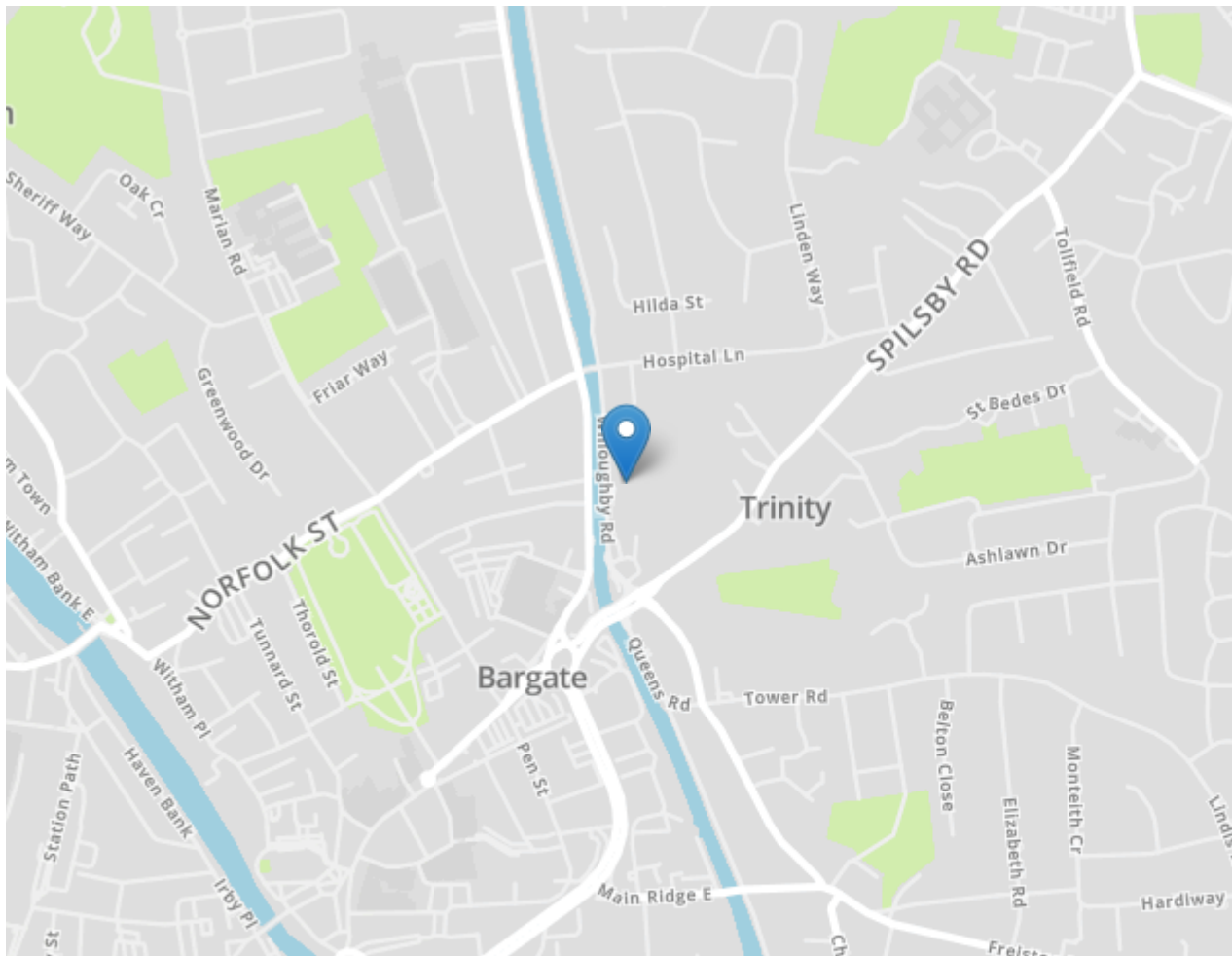
AGENT'S NOTES

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.

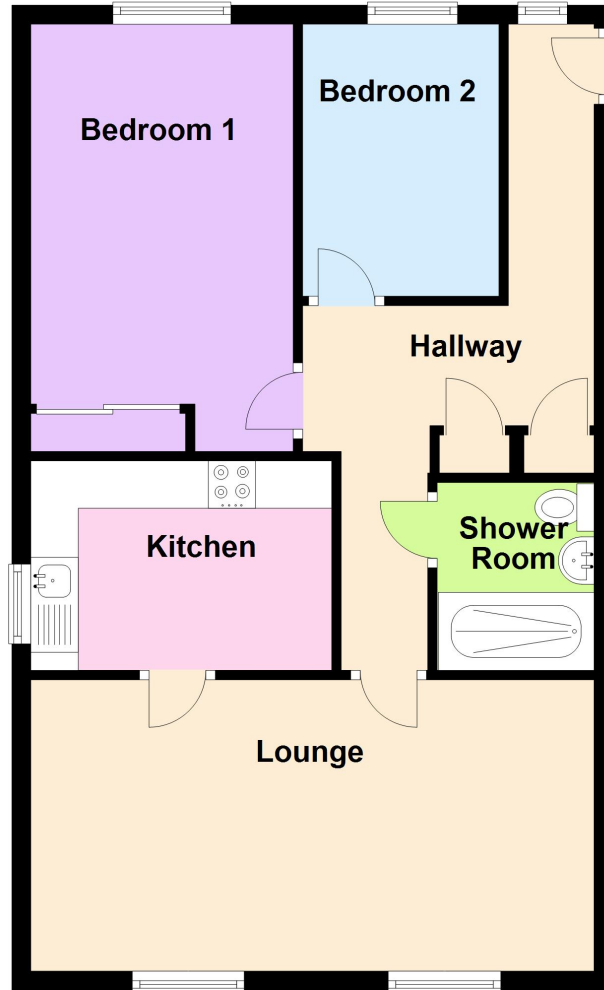
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 59.4 sq. metres (639.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	