



£52,500

10 Mayfields, Broadfield Lane, Boston, Lincolnshire PE21 8GH

SHARMAN BURGESS

**10 Mayfields, Broadfield Lane, Boston,
Lincolnshire PE21 8GH
£52,500 Share of Leasehold**

ACCOMMODATION

ENTRANCE HALL

7' 7" (maximum measurement) x 11' 0" (maximum measurement) (2.31m x 3.35m)

With front entrance door, radiator, wall mounted coat hooks, ceiling light point, telephone point, wall mounted intercom system, built-in cloak cupboard with electric fuse box within, airing cupboard with wall mounted electric heater and slatted linen shelving within.

A spacious Leasehold apartment offered for sale on a 50% Shared Ownership basis for the over 60's. Accommodation comprises an entrance hall, good sized lounge opening through to a kitchen area, two well proportioned bedrooms, with bedroom one also having direct access to the generous sized wet room. For additional peace of mind the property is fitted with intercom system, door bell and emergency pull chords throughout. The apartment is completely self contained and suits independent living, however, there is a communal garden and a range of communal facilities to the ground floor including restaurant, small shop, hairdressers, laundry and cinema room. There is also some parking available on site for residents and visitors.



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LOUNGE

16' 2" x 11' 7" (4.93m x 3.53m)

Having radiator, ceiling light point, double doors with windows to side and Juliet balcony, telephone point, TV aerial point, open plan through to: -

KITCHEN AREA

11' 6" x 7' 2" (3.51m x 2.18m)

Having counter tops with stainless steel sink and drainer unit, base level storage units, drawer units and matching eye level wall units, integrated waist height oven and grill, four ring electric hob with fume extractor above, space for twin height fridge freezer, ceiling mounted strip light.

BEDROOM ONE

16' 3" x 10' 8" (4.95m x 3.25m)

Having window, radiator, ceiling light point, access to: -

EN-SUITE WET ROOM

Also accessed from the entrance hall. Having non-slip flooring, shower area with wall mounted mains fed shower and tiled splashbacks, pedestal wash hand basin with tiled splashbacks, WC, electric shaver point, extractor fan, ceiling light point, radiator.

BEDROOM TWO

11' 4" x 7' 7" (3.45m x 2.31m)

Having ceiling light point, radiator, window.



**SHARMAN
BURGESS** Est 1996

TENURE AND CHARGES

The property is to be purchased on a 50% shared ownership basis with Lincolnshire Housing Partnership. The property is offered for sale on a Leasehold basis which commenced on 9th September 2011 for a term of 99 years. There is a current monthly rental charge of £177.05 payable to Lincolnshire Housing Partnership for the remaining 50% share of the property. A monthly maintenance fee is also payable which includes heating, water and sewage charges and also contributes to communal facilities situated on the ground floor such as restaurant, shop area, hairdressers, laundry and cinema room. Full details of the monthly amount is currently being sought and clarified by the agent and marketing will be updated accordingly. We understand that electricity is charged separately to the individual apartments by Lincolnshire Housing Partnership and that the Council Tax is Band A and payment of both is the responsibility of the apartment owner. Individual meal packages, if required, will be negotiated on an individual basis with Lincolnshire Housing Partnership. If care is required, we understand from the seller, that each resident is free to employ a carer or agency of their choice, however, Lincolnshire Housing Partnership employ an agency that have carers based on the premises at all times that can respond to a pull on an emergency chord for example. Individual packages can be discussed directly with the care providers.

AGENTS NOTE

Prospective purchasers are advised that we, as the selling agent, are only able to discuss or confirm information regarding the sale of the apartment itself and any additional information in relation to monthly charges, meal plans and personal plans should be discussed directly with Lincolnshire Housing Partnership.

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

REFERENCE

26998159/21122023/SHA



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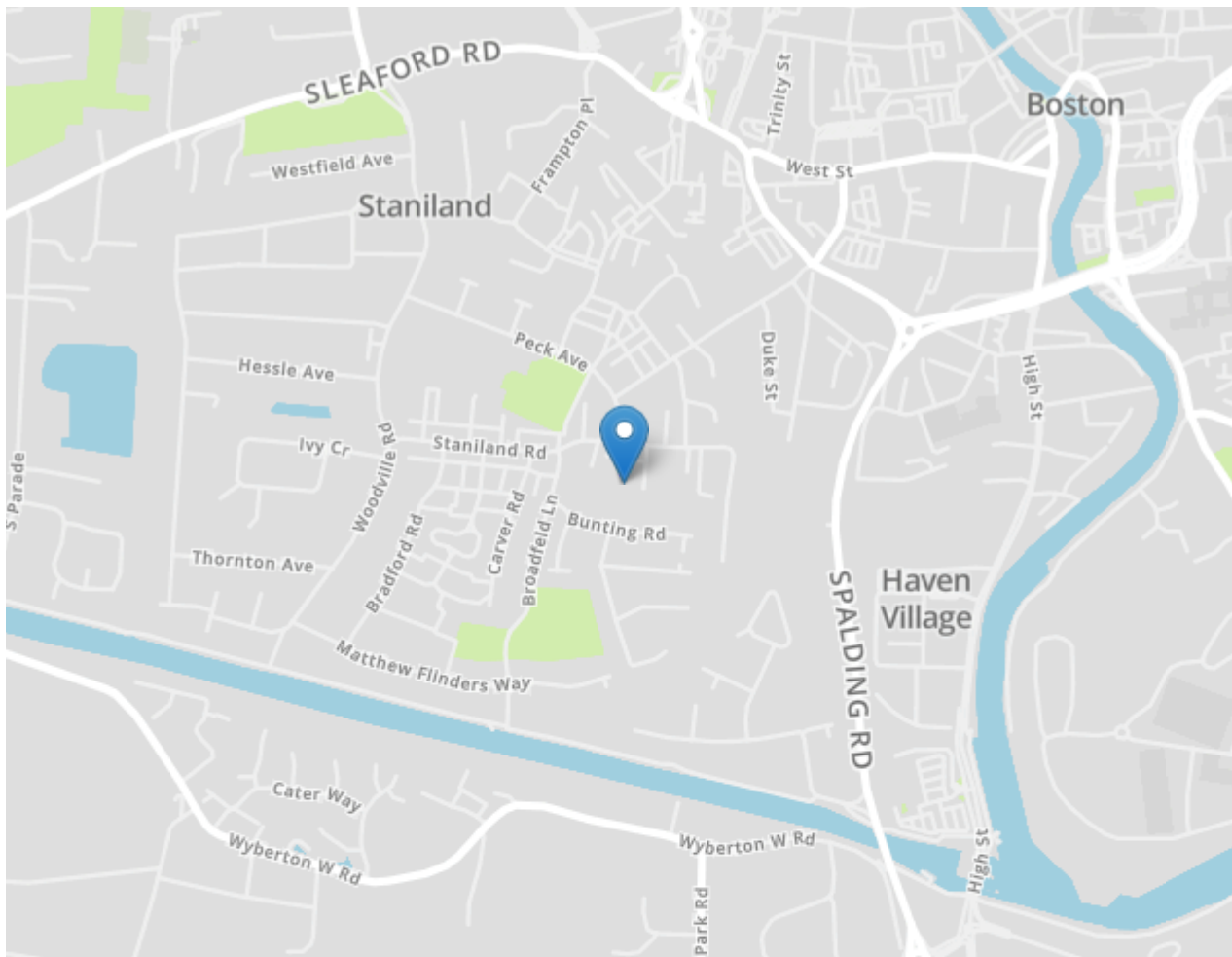
AGENT'S NOTES

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. 64.9 sq. metres (698.9 sq. feet)



Total area: approx. 64.9 sq. metres (698.9 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B	84	84
(69-80)		
C		
(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