



£79,950

5, Gammons Court, Sleaford Road, Boston PE21 8GG

SHARMAN BURGESS





A LEASEHOLD, modern ground floor flat being offered for sale with NO ONWARD CHAIN, situated close to Boston Town Centre and its amenities. Accommodation comprises an entrance hall, open plan living area incorporating kitchen and lounge area, double bedroom and a shower room. Benefits include gas central heating and double glazing.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Having communal entrance door, staircase leading up.

ENTRANCE HALL

Having a numbered front entrance door, wood effect laminate flooring, wall mounted intercom, radiator, ceiling light point, wall mounted central heating thermostat, built-in cloak cupboard housing the electric fuse box.

OPEN PLAN LIVING AREA

17' 8" (maximum) x 12' 10" (maximum) (5.38m x 3.91m) - Incorporating kitchen and seating areas.

The kitchen area comprises a modern fitted kitchen with counter tops and additional return breakfast bar work surface, one and a half bowl sink and drainer with mixer tap, base level storage units, drawer unit and matching eye level wall units, plumbing for dishwasher, plumbing for automatic washing machine, integrated oven and grill, four ring electric hob with illuminated stainless steel fume extractor above, wall mounted Ideal gas combination central heating boiler, ceiling light point, wood effect laminate flooring leading through to the seating area, which comprises a feature box bay window, ceiling light point, radiator and TV aerial point.

BEDROOM

12' 11" (maximum) x 9' 8" (maximum) (3.94m x 2.95m)

Having window, radiator, ceiling light point, wood effect laminate flooring.

SHOWER ROOM

Being fitted with a modern three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower within and fitted shower screen, tiled floor, extended tiled splashbacks, extractor fan, ceiling light point, heated towel rail.

EXTERIOR

The property benefits from low maintenance communal gardens which provide the property with useable outside space.

AGENTS NOTE

Leasehold. The lease commenced on 7th December 2012 for a term of 999 years less 3 days from and including 7th December and including 3rd December 3011. There is a service charge of £65 per calendar month for the upkeep and maintenance of all communal areas and also includes buildings insurance.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

26112025/29740664/BAK

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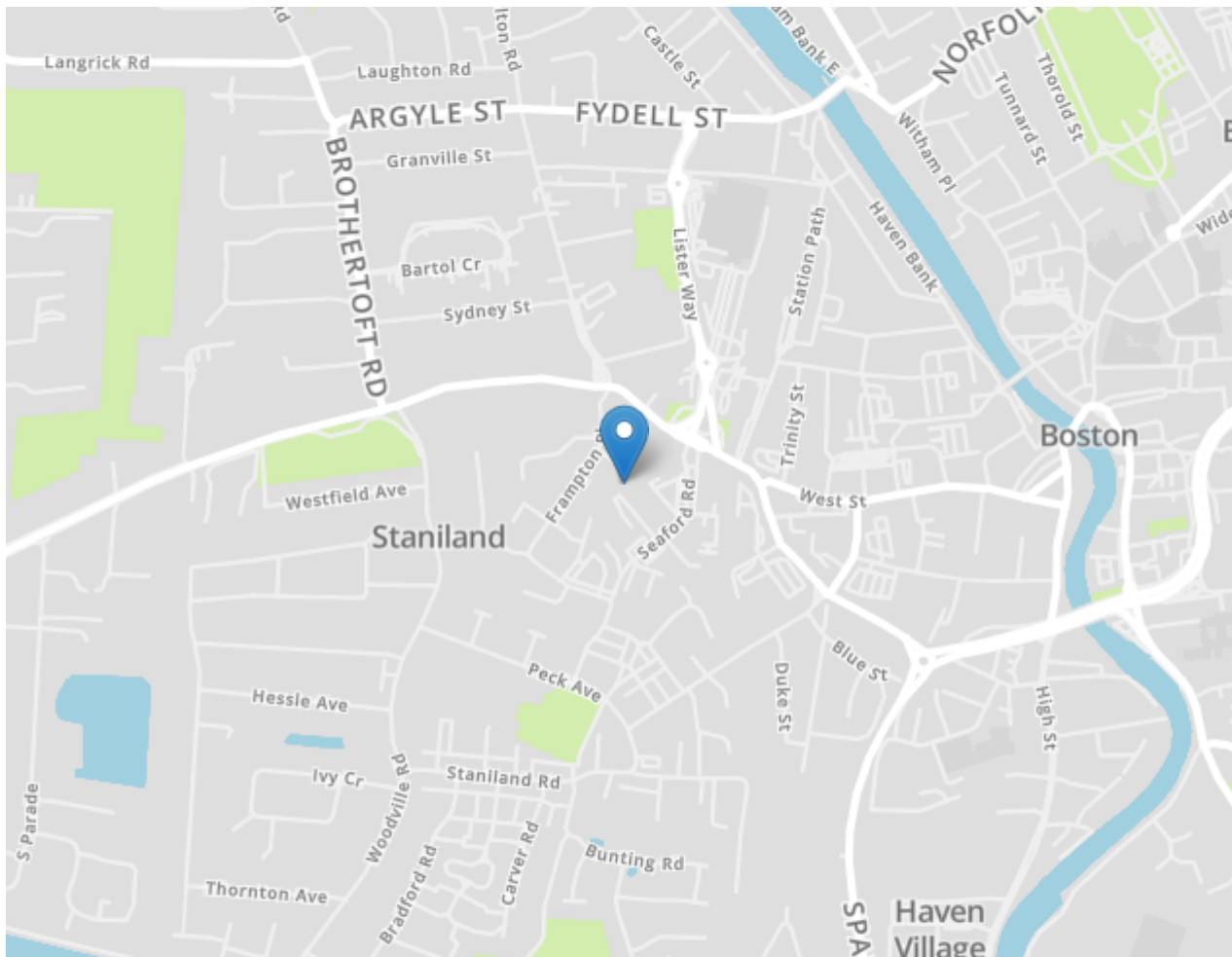
AGENT'S NOTES

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.

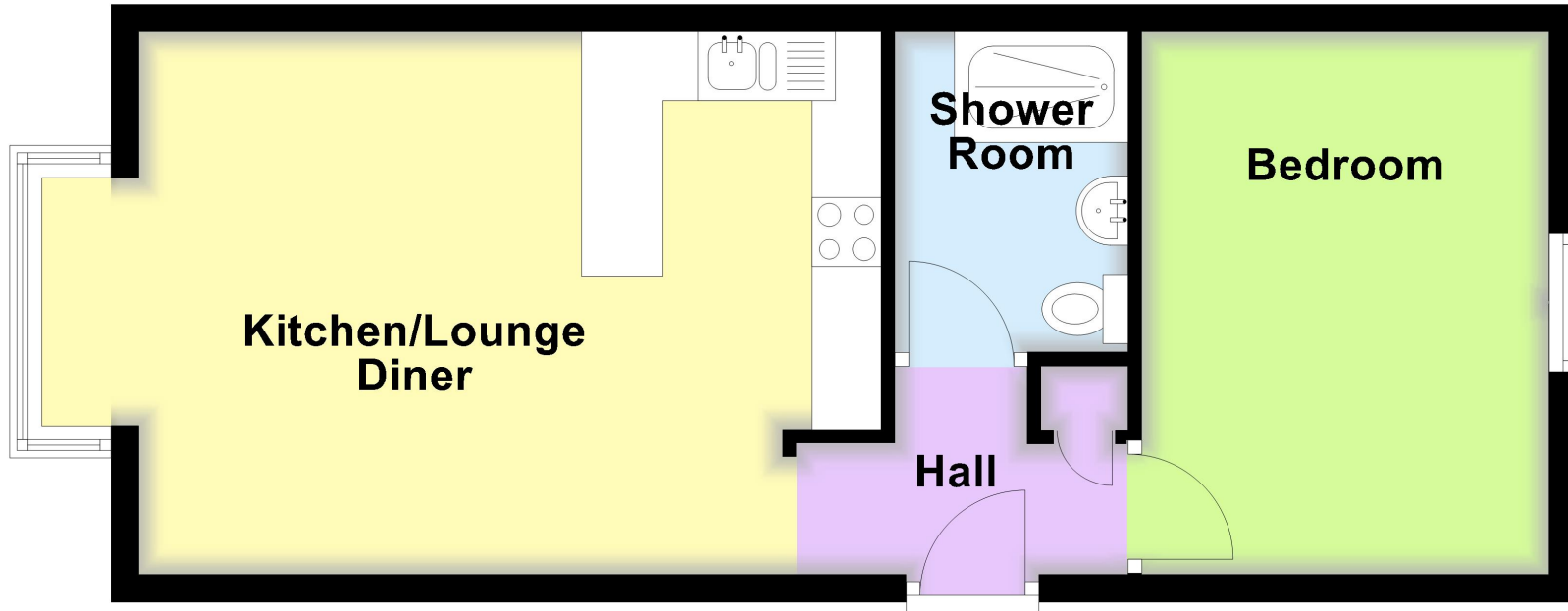
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 40.9 sq. metres (440.2 sq. feet)



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