



£82,500

9 Kingston Terrace, Haven Village, Boston, Lincolnshire PE21 8FE

SHARMAN BURGESS





Modern 2 bedroomed ground floor apartment set in purpose built block situated within walking distance of the Town Centre and benefitting from allocated parking space. The property is sold with NO ONWARD CHAIN and represents an ideal investment opportunity.

ACCOMMODATION

ENTRANCE HALL

With smoke alarm and heating controls, large walk-in airing/storage cupboard housing the hot water cylinder with electric immersion heater.

OPEN PLAN LIVING DINING KITCHEN

23' 6" (maximum) x 16' 3" (maximum) (7.16m x 4.95m) - L-shaped

Having fitted work surfaces with inset single drainer stainless steel sink unit, range of base cupboards and drawers with matching wall mounted cupboards, integrated fridge with concealing cupboard door front, integrated electric ceramic hob with electric oven beneath and stainless steel fume extractor hood above, plumbing for automatic washing machine, tiled floor to kitchen area, extractor fan, smoke alarm, two electric panel heaters, TV aerial point, telephone point, uPVC double glazed French doors leading to the exterior.

BEDROOM ONE

10' 5" (minimum excluding door recess) x 8' 4" (3.17m x 2.54m)
Having built-in double doored wardrobe, TV aerial point, telephone point, electric panel heater.

BEDROOM TWO

11' 1" x 8' 2" (3.38m x 2.49m)
Having electric panel heater.

BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m)
Being fitted with a white suite comprising panelled bath with mixer tap and shower attachment complimented by fully tiled splash surround, pedestal hand basin, dual flush WC, electric shaver point, electric heated towel rail, tiled floor, extractor fan.

SERVICES

Mains water, electricity and drainage are connected. Heating is provided by electric panel heaters. The property is fitted with uPVC double glazed windows. It should also be noted that the property has been recently fitted (January 2025) with new carpets throughout.

TENURE

Leasehold. The property is subject to a 125 year Lease commencing 2010 with a current ground rent of £100 per annum. The current annual service charge for the year, 1st January to 31st December 2025, is £1,345.85.

REFERENCE

19022025/28745491/SHA

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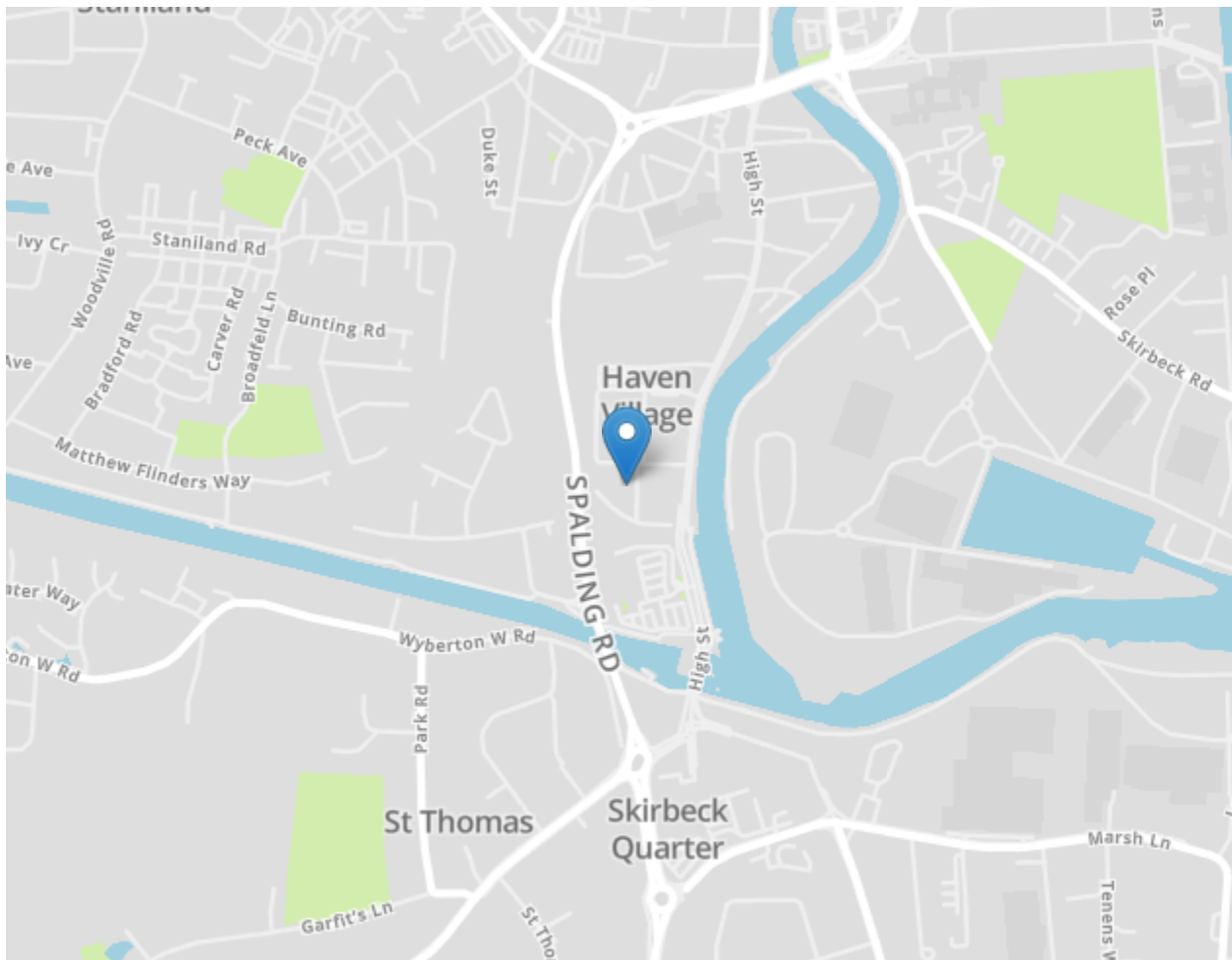
AGENT'S NOTES

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.

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(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		

t: 01205 361161

e: sales@sharmanburgess.com

www.sharmanburgess.co.uk

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