



£115,000

Flat 2, 37 Rectory Road, Boston, Lincolnshire PE21 0AQ

SHARMAN BURGESS

**Flat 2, 37 Rectory Road, Boston, Lincolnshire
PE21 0AQ
£115,000 Leasehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, wood effect laminate flooring, radiator, two ceiling light points. Built-in boiler/ cloak cupboard housing the all mounted Ideal gas central heating boiler, electric fuse box and shelving within.

An impressive ground floor Leasehold apartment, being well presented by the current Vendor, with accommodation comprising an entrance hall, large lounge, kitchen, two bedrooms, en-suite shower room to bedroom one and a family bathroom. Further benefits include gas central heating, uPVC double glazing, allocated parking and courtyard style garden.



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KITCHEN

10' 6" x 7' 4" (3.20m x 2.24m)

Having roll edge work surfaces with matching upstands, inset stainless steel one and a half bowl 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, integrated oven and grill, four ring electric hob with illuminate fume extractor above, plumbing for automatic washing machine, radiator, ceiling light point, window to front elevation.

LOUNGE

18' 10" x 10' 11" (5.74m x 3.33m)

Having two radiators, two ceiling light points, TV aerial point, French doors leading to the ground floor courtyard style garden.

BEDROOM ONE

18' 1" (maximum into entrance area and fitted wardrobes) x 10' 2" (including fitted wardrobes) (5.51m x 3.10m)

Having window to rear elevation, radiator, ceiling light point, fitted wardrobes with sliding mirrored doors and hanging rails and shelving within.

EN-SUITE SHOWER ROOM

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



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BEDROOM TWO

11' 8" (maximum) x 10' 2" (maximum into recess) (3.56m x 3.10m)

Having window to front elevation, wood effect laminate flooring, radiator, ceiling light point, built-in wardrobes to the majority of one wall with hanging rails and shelving within.

FAMILY BATHROOM

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap and shower attachment, extended tiled splashbacks, ceiling light point, radiator, extractor fan.

EXTERIOR

To the front, the property has a numbered allocated parking space.

To the rear, the paved courtyard style garden provides seating and entertaining space and is served by outside lighting. Wrought iron railings lead to a further section of communal gardens.

TENURE

Leasehold. The 199 year Lease commenced 1st January 2005. A monthly service charge of £87.74 is payable to LSH for the upkeep of unadopted roads, walkways and communal areas.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

12022025/28705947/BRA



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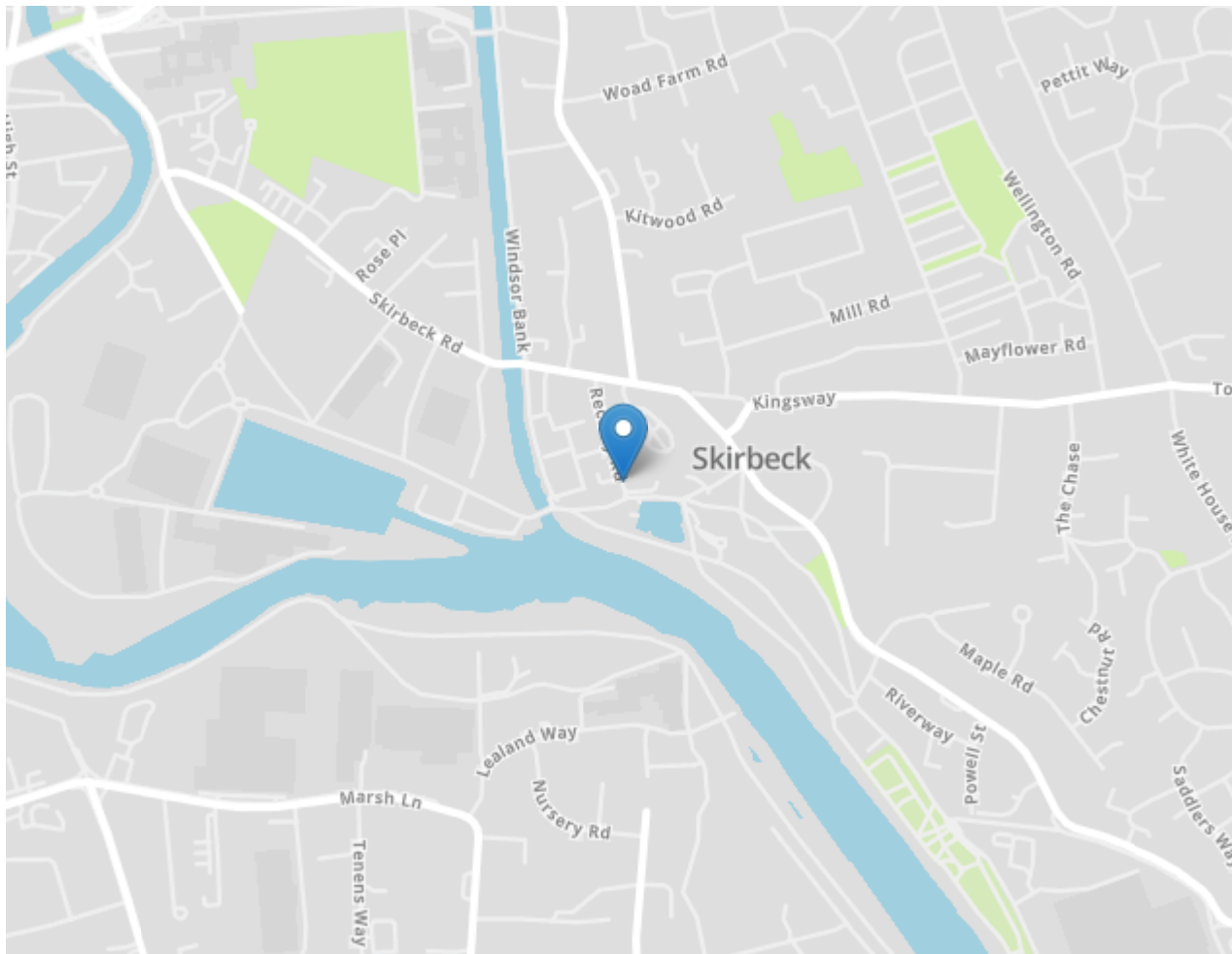
AGENT'S NOTES

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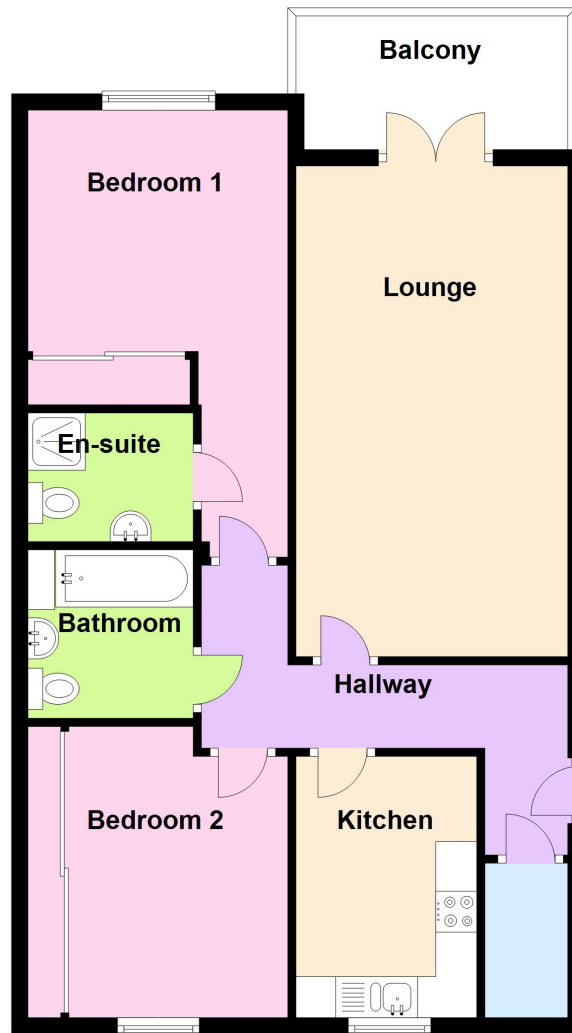
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 71.2 sq. metres (766.2 sq. feet)



Total area: approx. 71.2 sq. metres (766.2 sq. feet)

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