



£84,950

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

SHARMAN BURGESS



Modern two bedroomed third floor apartment in purpose built block benefitting from a spacious open plan living dining kitchen, en-suite shower room to main bedroom, gas central heating and allocated parking space. The property is currently tenanted and represents an ideal investment opportunity.

ACCOMMODATION

ENTRANCE HALL

Having radiator, built-in cupboard, further built-in double doored storage cupboard, central heating thermostat.

OPEN PLAN LIVING DINING KITCHEN

24' 11" (maximum) x 20' 2" (maximum) (7.59m x 6.15m) - L-shaped

Having fitted work surfaces with inset single drainer stainless steel sink unit, range of storage cupboards and drawers beneath with matching wall mounted cupboards, integrated electric ceramic hob with stainless steel extractor hood above and electric oven beneath, integral fridge with concealing cupboard door front, plumbing for automatic washing machine, Ideal wall mounted gas central heating boiler in cupboard housing with digital programmer, tiled floor to kitchen area, extractor fan, smoke alarm, two radiators, uPVC double glazed French doors to Juliet balcony, TV aerial point.

BEDROOM ONE

14' 6" (maximum) x 8' 3" (4.42m x 2.51m)

Having radiator, built-in wardrobe.

EN-SUITE SHOWER ROOM

Having shower cubicle with built-in mixer shower, pedestal hand basin, dual flush WC, radiator, partially tiled walls, electric shaver point, extractor fan, tiled floor.

BEDROOM TWO

14' 6" (maximum) x 8' 4" (4.42m x 2.54m)

Having radiator.

BATHROOM

7' 2" x 5' 5" (minimum) (2.18m x 1.65m)

Being fitted with a white suite comprising panelled bath, pedestal hand basin, dual flush WC, radiator, tiled floor, extractor fan.

SERVICES

Mains water, electricity, gas and drainage are connected. The property is fitted with a gas central heating system and has uPVC double glazed windows.

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. The property is currently tenanted and details of the tenancy are available from the Agents upon request.

REFERENCE

08012025/28670088/SHA

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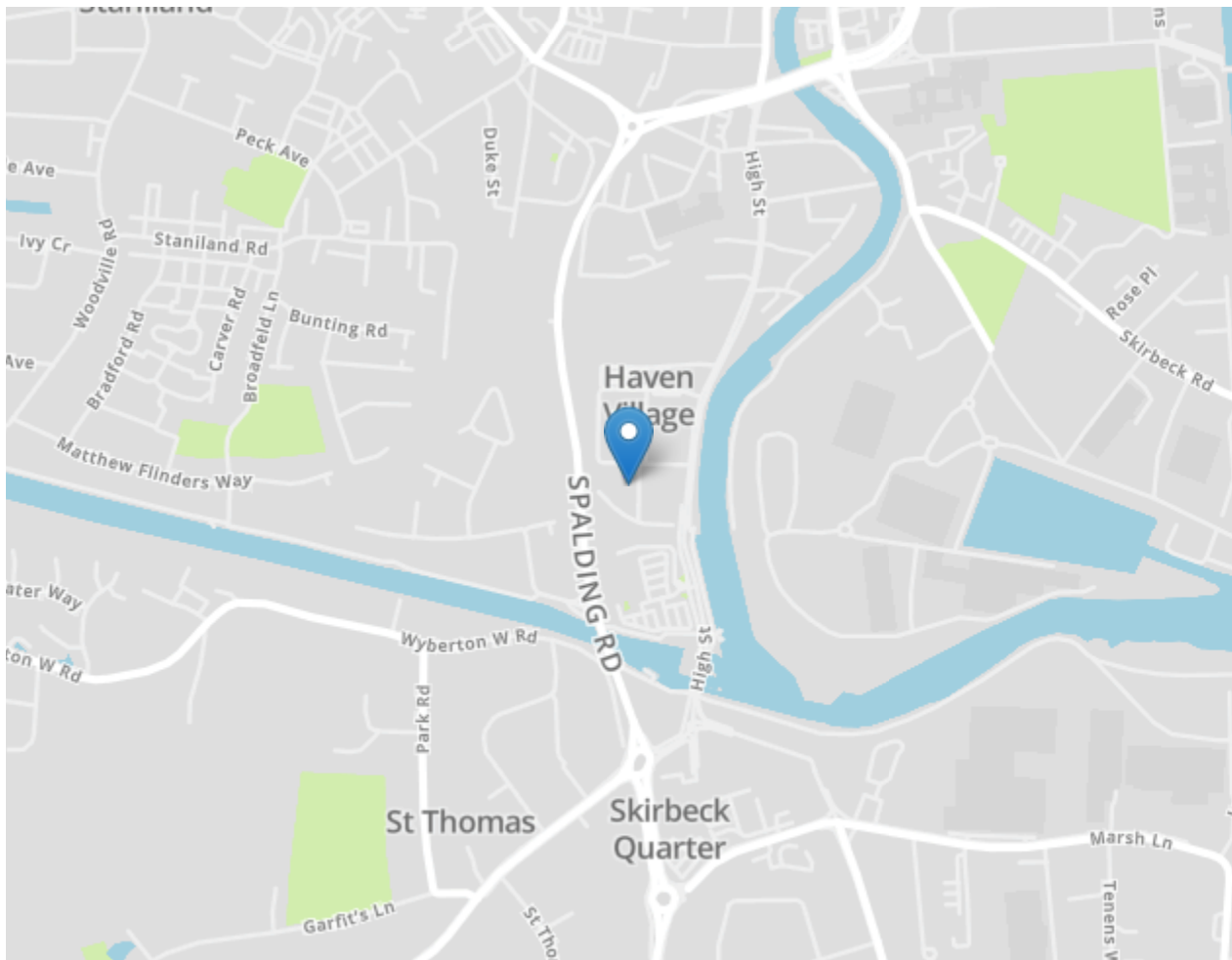
AGENT'S NOTES

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.

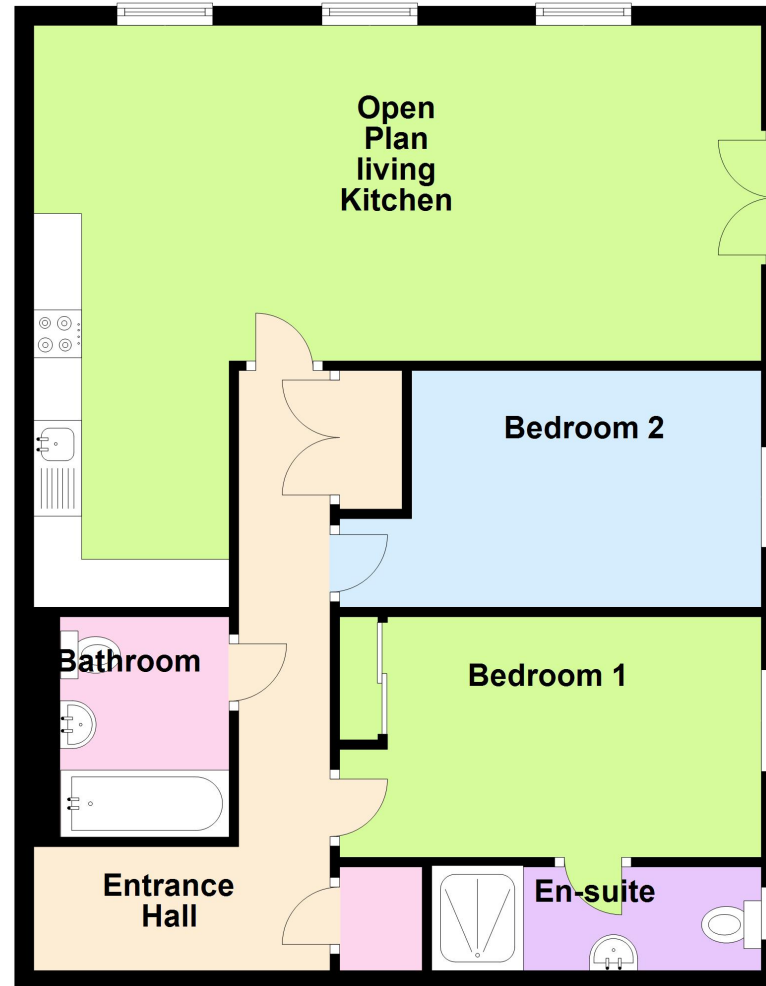
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 75.1 sq. metres (808.5 sq. feet)



Total area: approx. 75.1 sq. metres (808.5 sq. feet)

**SHARMAN
BURGESS** Est 1996

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