



£119,950

Flat 3 Elm Court, Sleaford Road, Boston, Lincolnshire PE21 8EY

SHARMAN BURGESS

**Flat 3 Elm Court, Sleaford Road, Boston,
Lincolnshire PE21 8EY
£119,950 Leasehold**

ACCOMMODATION

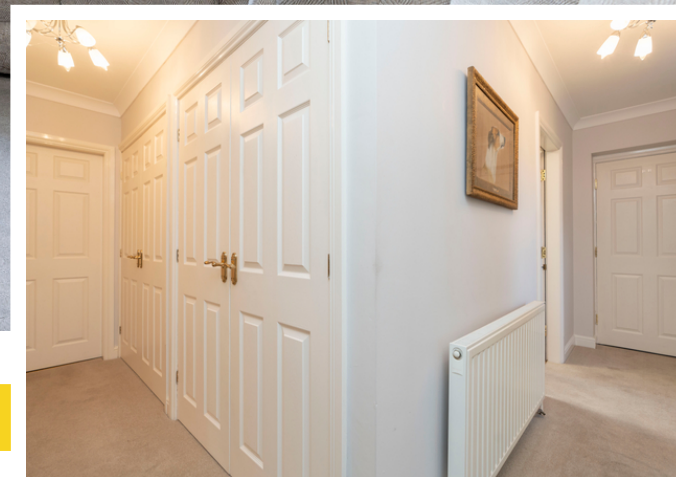
COMMUNAL ENTRANCE AREA

With stairlift leading to the first floor, entrance door leading into: -

ENTRANCE HALL

Having radiator, coved cornice, two ceiling light points, access to loft space, built-in double cloak cupboard, additional built-in store cupboard, telephone point, window to front elevation.

An extremely well presented Leasehold first floor apartment available to 'Over 55's' only. Accommodation comprises an entrance hall, breakfast kitchen, lounge, two double bedrooms and shower room. Further benefits include a first floor balcony, additional communal gardens, gas central heating and uPVC double glazing.



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BREAKFAST KITCHEN

9' 10" x 9' 0" (3.00m x 2.74m)

Having counter tops with 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, integrated fridge and integrated freezer, integrated oven and grill, four ring electric hob with fume extractor above, plumbing for automatic washing machine, Karndean flooring, coved cornice, ceiling mounted strip light, window to rear elevation, wall mounted Glow Worm gas central heating boiler.

LOUNGE

13' 9" x 11' 0" (4.19m x 3.35m)

Having feature bow window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point, obscure glazed door leading to the balcony.

BEDROOM ONE

11' 9" x 11' 0" (3.58m x 3.35m)

Having dual aspect windows, radiator, coved cornice, ceiling light point.

BEDROOM TWO

11' 10" (maximum) x 8' 1" (3.61m x 2.46m)

Having dual aspect windows, radiator, coved cornice, ceiling light point.



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SHOWER ROOM

11' 9" x 5' 8" (3.58m x 1.73m)

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, obscure glazed window to front elevation, coved cornice, ceiling light point, heated towel rail.

EXTERIOR

The property benefits from a first floor balcony with railings, providing outside space.

The property also enjoys well maintained communal gardens which are laid to lawn, with flowering borders housing a variety of plants, shrubs and trees. There is also a large feature pond.

PARKING

Permit holder parking (not allocated). The purchaser will receive a parking permit upon completion.

AGENTS NOTE

Prospective purchasers should be aware that the property is served by a shared stairlift carrying an approximate annual service charge of £95.

TENURE

Leasehold. The Lease commenced on 24th June 2006 for a term of 125 years. The property is available to the 'Over 55's' only and carries an annual ground rent of currently £250.00 per year and a monthly service charge of £305.00 per calendar month for the ongoing upkeep and maintenance of any unadopted roads, walkways and communal areas and includes buildings insurance, window cleaning and use of the Apello emergency call system.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

18022025/28730487/PEP



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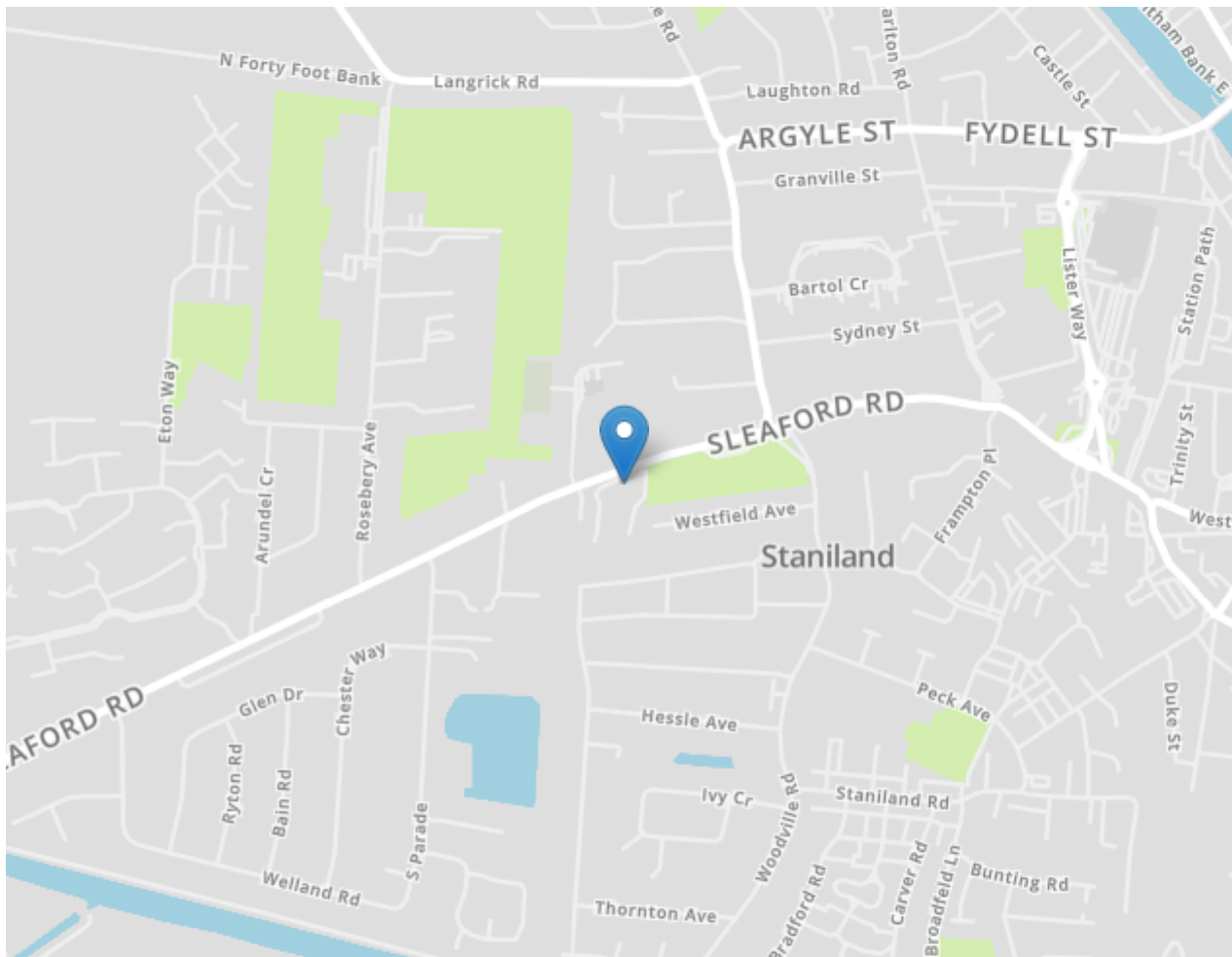
AGENT'S NOTES

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.

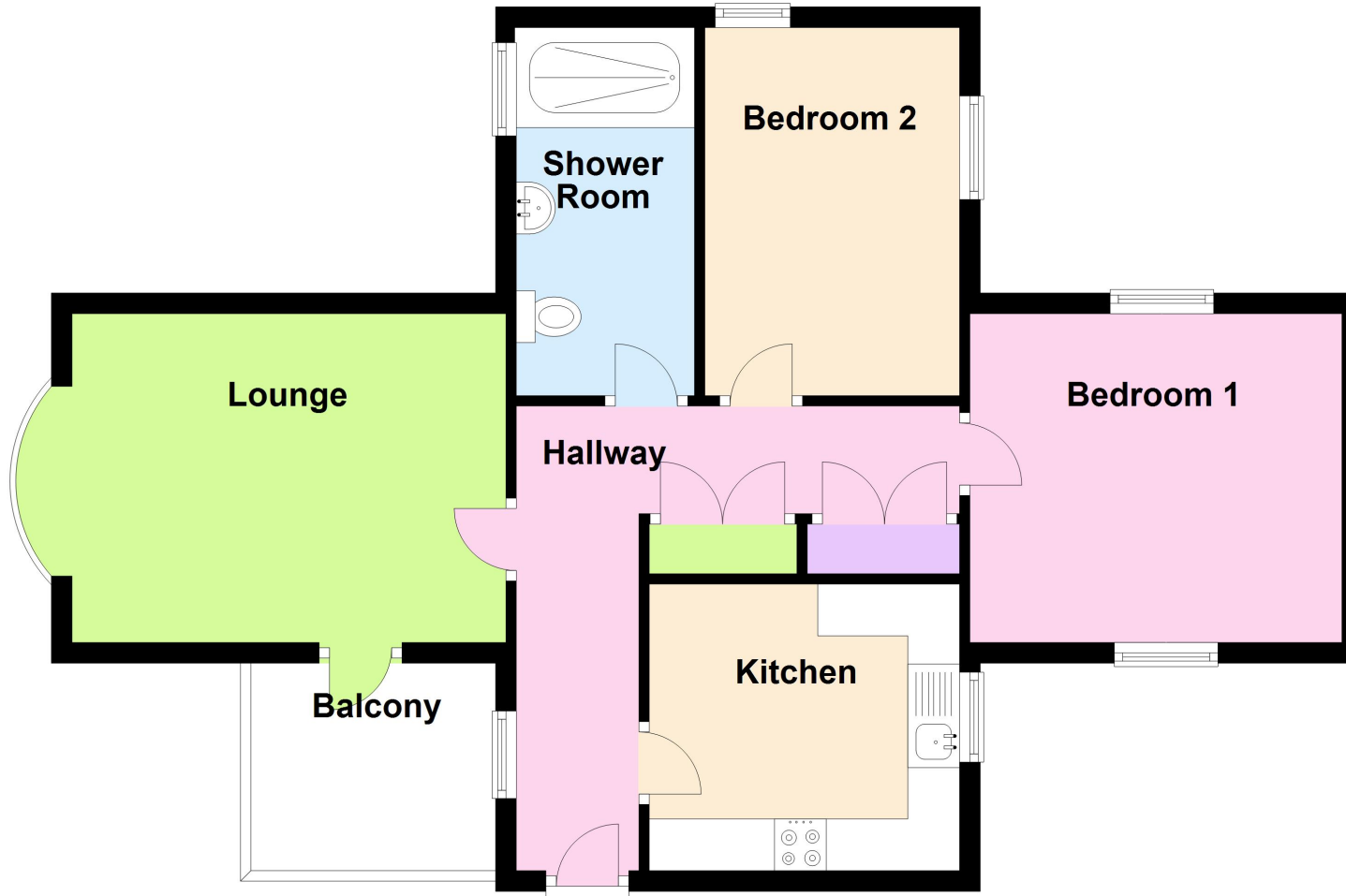
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 60.5 sq. metres (651.1 sq. feet)



Total area: approx. 60.5 sq. metres (651.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(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		