



£79,950

24 Bowman Close, Boston, Lincolnshire PE21 8PW

SHARMAN BURGESS





A ground floor flat with allocated parking, situated close to Boston Town Centre and its amenities, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, good sized lounge, kitchen, two bedrooms and a bathroom. The property also benefits from uPVC double glazing. A Leasehold property with long lease term remaining.

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, obscure glazed window to side elevation, two ceiling light points, wall mounted electric fuse box, built-in airing cupboard housing the hot water cylinder, built-in cloak cupboard providing storage.

LOUNGE

14' 3" x 14' 4" (4.34m x 4.37m)

Having two windows to front elevation, wall mounted Fischer electric heater, coved cornice, ceiling light point, fitted electric fireplace with surround.

KITCHEN

9' 9" x 8' 3" (2.97m x 2.51m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer, base level storage units, drawer unit and matching eye level wall units, space for standard height fridge or freezer, plumbing for automatic washing machine, space for electric cooker, window to front elevation, coved cornice, ceiling light point, wall mounted Dimplex electric heater, built-in pantry cupboard.

BEDROOM ONE

10' 5" x 10' 7" (3.17m x 3.23m)

Having dual aspect windows, wall mounted Fischer electric heater, coved cornice, ceiling light point.

BEDROOM TWO

7' 2" x 9' 4" (2.18m x 2.84m)

Having window to front elevation, wall mounted Fischer electric heater, coved cornice, ceiling light point.

BATHROOM

5' 6" x 6' 8" (1.68m x 2.03m)

Being fitted with a three piece suite comprising wash hand basin, WC, panelled bath with wall mounted electric shower above and fitted shower screen, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to front elevation.

EXTERIOR

The property benefits from a numbered allocated parking space.

AGENTS NOTE

The property is available to purchase on a Leasehold basis. The 999 year Lease commenced on 25th April 1991. Prospective purchasers should be aware that a service charge is payable at a variable rate for the ongoing upkeep and maintenance of communal areas, walkways and green spaces. The last quarterly payment was for the sum of £116.00 and includes buildings insurance.

SERVICES

Mains electricity, water and drainage are connected.

REFERENCE

26012026/29915909/SPE

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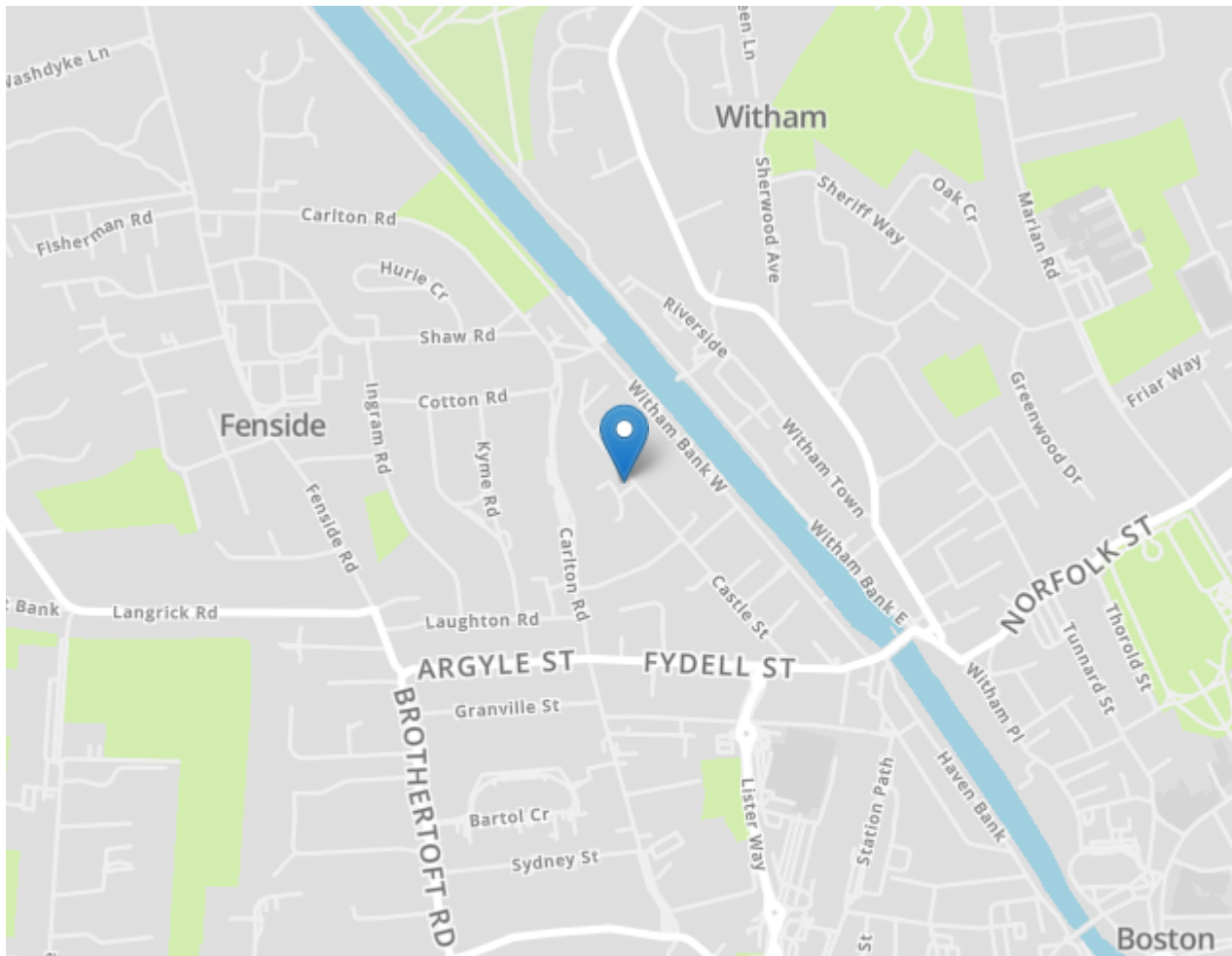
AGENT'S NOTES

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. 57.1 sq. metres (615.1 sq. feet)



Total area: approx. 57.1 sq. metres (615.1 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		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		