



**£62,000**

10 St Thomas Court, Boston, Lincolnshire PE21 7RX

**SHARMAN BURGESS**







A first floor Leasehold apartment with allocated parking space being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, bathroom and double bedroom.

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed door, staircase rising to first floor.

##### FIRST FLOOR LANDING

Having electric night storage radiator, coved cornice, access to loft space, ceiling light point, built in airing cupboard with slatted linen shelving within.

##### LOUNGE

16' 4" (maximum) x 11' 4" (maximum) (4.98m x 3.45m)

Having two windows to front elevation, two electric night storage radiators, coved cornice, ceiling light point.

##### KITCHEN

9' 0" x 7' 9" (including entrance area) (2.74m x 2.36m)

Having counter tops with inset sink and drainer, base level storage units, matching wall units, freestanding electric cooker (included in the sale), plumbing for automatic washing machine, freestanding twin height fridge freezer (included in the sale), window to rear elevation, coved cornice, ceiling light point.

##### BEDROOM ONE

10' 1" x 8' 8" (3.07m x 2.64m)

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

##### BATHROOM

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

##### EXTERIOR

The property benefits from allocated parking and upon entering, there is a small outside store which houses the electric meter and electric fuse box.

##### SERVICES

Mains electricity, water and drainage are connected.

##### AGENTS NOTE

Tenure: Leasehold. The lease commenced in September 1987 for a length of 125 years. The owner of the property has informed the Agent that there is a service charge/ground rent combined payment of approximately £80 per calendar month for the upkeep and ongoing maintenance of unadopted roads, walkways, communal gardens and parking areas, made payable to Rollground Ltd.

##### REFERENCE

04072025/29234316/SHA



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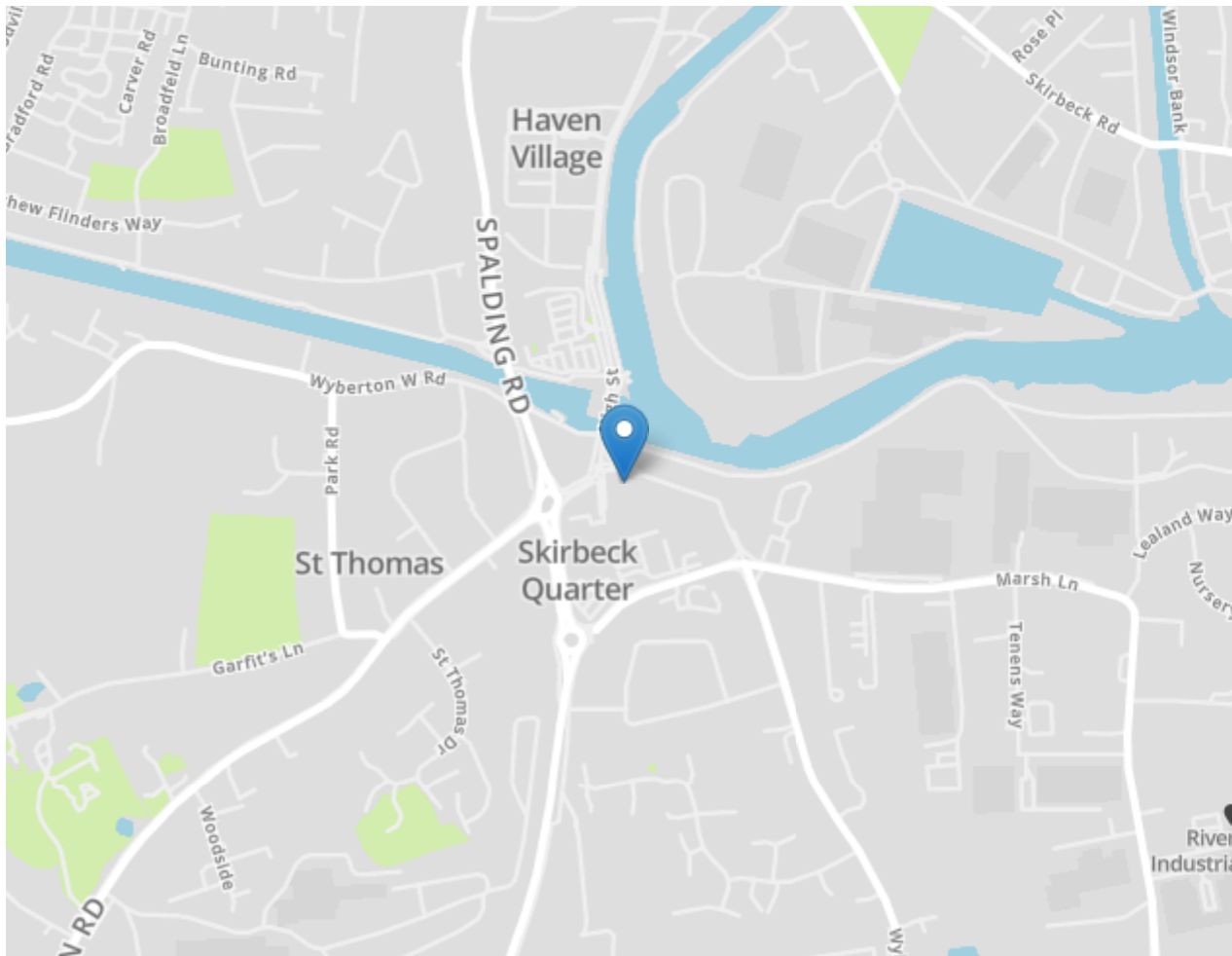
## AGENT'S NOTES

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.

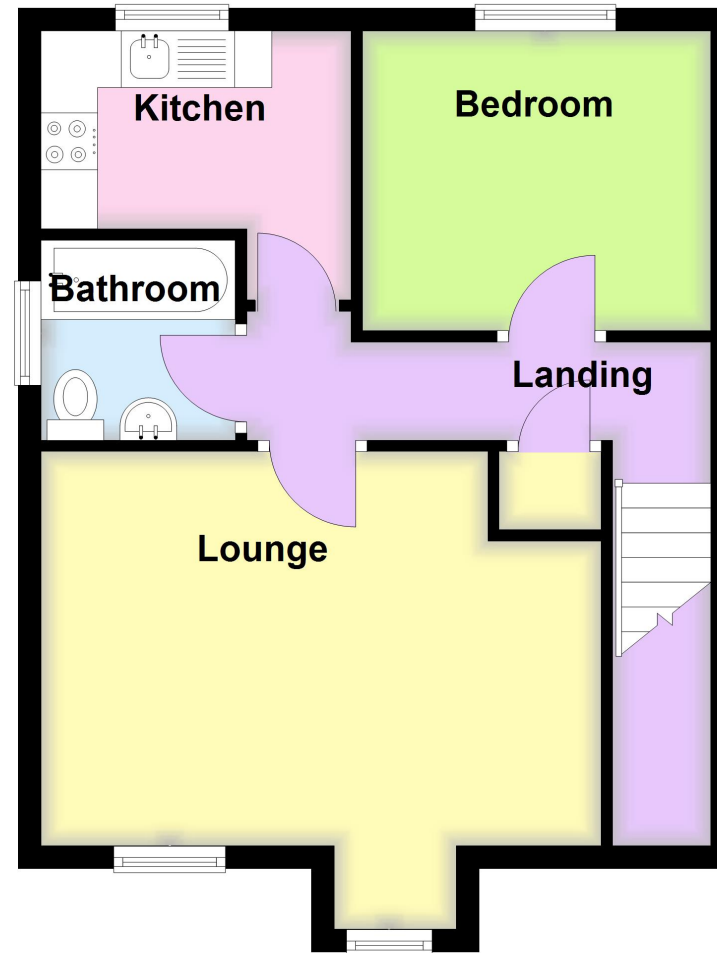


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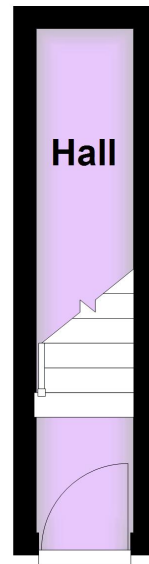
## First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



## Ground Floor

Approx. 3.8 sq. metres (41.3 sq. feet)



Total area: approx. 47.1 sq. metres (506.7 sq. feet)

**SHARMAN  
BURGESS** Est 1996

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	