



**61F NORFOLK STREET, BOSTON, LINCOLNSHIRE PE21 6PE**

**£79,999**



**PROPERTY REFERENCE CODE: RS0092**

## **61F NORFOLK STREET, BOSTON, LINCOLNSHIRE PE21 6PE**

CALLING ALL FIRST TIME BUYERS OR PROPERTY INVESTORS!!

THIS STUDIO FLAT IS LOCATED TO CLOSE TO THE TOWN CENTRE

- CENTRAL TOWN LOCATION!
- NO ONWARD CHAIN!!!
- STUDIO FLAT!
- GROUND FLOOR
- INVESTMENT OPPORTUNITY!

### **This property consists of:**

This studio flat is an excellent opportunity for both first-time buyers and savvy investors. Its convenient location within walking distance to Boston Town Centre and proximity to Boston Central Park make it an attractive option.

For first-time buyers, this studio offers an affordable entry point into the property market. Studio flats are often more budget-friendly compared to larger units, making them an ideal choice for individuals or couples looking to step onto the property ladder. The central location adds to the appeal, providing easy access to amenities, shopping, and entertainment options.

For savvy investors, this studio presents a great opportunity to expand their investment portfolio. Studio flats can be appealing to renters seeking more affordable housing options, potentially resulting in a steady rental income. The proximity to Boston Town Centre and Central Park adds value to the property, making it an attractive option for tenants.

Before making any decisions, it's essential for both buyers and investors to conduct thorough research, including evaluating the local real estate market, considering potential rental yields, and understanding any associated costs. Additionally, a property inspection is crucial to assess the condition of the studio flat and ensure it meets the desired standards.

Overall, this studio flat is positioned as an ideal choice for those looking to enter the property market or enhance their investment portfolio, thanks to its location, affordability, and potential for rental income.

Tenure: Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**TENURE:** We have been advised by the Vendors the property is Leasehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.