



Flat , Barge Court, Tattershall Road, Boston

£62,500 Leasehold

This 1-bedroom top floor flat in the centre of Boston offers a fantastic opportunity for first-time buyers, investors, or those looking for a convenient urban lifestyle. With its prime location and modern amenities, it is a must see!

Call us today!

NO ONWARD CHAIN!!! | Must Be Viewed! | Ideal Investment or First Time Buy Purchase | SOUGHT AFTER LOCATION! | Top Floor Flat | CENTRAL TOWN LOCATION! | Electric Storage Heating | Fitted Bathroom |

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Plotway

NO ONWARD CHAIN!

Nestled in the centre of Boston, this top floor flat offers the ultimate convenience with everything you need just a short stroll away. From shops and restaurants to parks and cultural attractions, everything the town has to offer is within easy reach.

Internal accommodation briefly comprises of open-Plan Kitchen-Living Area, Whether you're cooking a delicious meal or relaxing in the living space, this versatile layout maximizes space and functionality. There is also the double bedroom & a well appointed bathroom.

For lease and maintenance costs please contact the selling agent.

Why Boston?

- **Vibrant Urban Lifestyle:** Boston boasts a vibrant urban lifestyle, with an array of shops, restaurants, cafes, and entertainment options to explore. From trendy boutiques to historic landmarks, there's always something new to discover in this dynamic town.
- **Transport Links:** With excellent transport links, including bus services and nearby train stations, commuting to neighbouring towns and cities is convenient and hassle-free.
- **Community Atmosphere:** Boston has a strong sense of community, with local events, markets, and festivals that bring residents together and create a welcoming environment for all.

Tenure: Leasehold

Entrance hall

Kitchen/Lounge

w: 3.2m x l: 5.2m (w: 10' 6" x l: 17' 1")

Bedroom

w: 2.6m x l: 3.3m (w: 8' 6" x l: 10' 10")

Bathroom

w: 1.5m x l: 2.3m (w: 4' 11" x l: 7' 7")



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.