



## **Barge Court, Tattershall Road, Boston, PE21 9JG**

### **£150 pw**

Spacious 1-bedroom flat located in the heart of Boston, within walking distance of local amenities! It briefly comprises one bedroom, kitchen, family bathroom and lounge.

Available :08/03/24 | Deposit : £750 | EPC Band: D | Close to Asda | Close To Town Centre |

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**P**lotway

Internal accommodation briefly comprises of entrance hall, living room, bedroom, kitchen and shower room!

The property itself has recently been refurbished to a high standard which includes modern kitchen, new consumer units, modernised shower room - COMPLETE WITH NEW DOUBLE SHOWER, as well as being decorated throughout!

Being conveniently located the town centre itself is only a short walk away along with various cafes, restaurants, shops, doctors surgery and train station!

Deposit: £750

Holding Deposit: £150

**Entrance hall**

**Living Room**

w: 3.8m x l: 4.5m (w: 12' 6" x l: 14' 9")

**Kitchen**

w: 3.3m x l: 3.8m (w: 10' 10" x l: 12' 6")

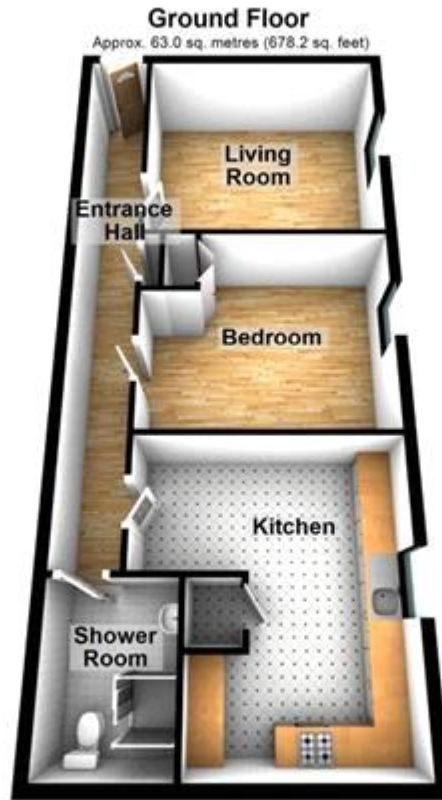
**Bedroom**

w: 3.9m x l: 3.6m (w: 12' 10" x l: 11' 10")

**Shower Room**

w: 1.4m x l: 2.5m (w: 4' 7" x l: 8' 2")





Total area: approx. 63.0 sq. metres (678.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>55</b>	<b>82</b>
<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.

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 tenant.