



Castle Square, Wyberton West Road, Boston

£122,000 Leasehold

CALLING ALL FIRST TIME BUYERS THAT ARE LOOKING TO GET ONTO THE PROPERTY LADDER!

An extremely deceptive and top floor flat which sets itself apart from the rest! This property simply must be viewed to appreciate what is on offer!

ALLOCATED PARKING SPACE | Edge of town location! | Electric Storage Heating | Ideal Investment or First Time Buy Purchase | Must Be Viewed! | Open Plan Kitchen & Living Room | Two Bedrooms | TOP-FLOOR FLAT |

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Plotway

An extremely deceptive top floor flat which sets itself apart from the rest!
This property simply must be viewed to appreciate what is on offer!

The internal accommodation briefly comprises of entrance hall, open plan living room & kitchen area, TWO DOUBLE BEDROOMS and bathroom.

The property also benefits from a peaceful & tranquil view of the south forty foot drain from the living room!

Being conveniently located close to the A16 as well as the outskirts of Boston this property is located in a PRIME LOCATION!

Furthermore, the property itself has an allocated parking space!

For leasehold information please contact the selling agent!

Tenure: Leasehold

Entrance hall

Inner Hallway

Open Plan Kitchen & Living Room

w: 3.3m x l: 6.3m (w: 10' 10" x l: 20' 8")

MAXIMUM MEASUREMENTS

Bedroom 1

w: 2.7m x l: 4.4m (w: 8' 10" x l: 14' 5")

MAXIMUM MEASUREMENTS

Bedroom 2

w: 2.9m x l: 3.9m (w: 9' 6" x l: 12' 10")

MAXIMUM MEASUREMENTS

Bathroom

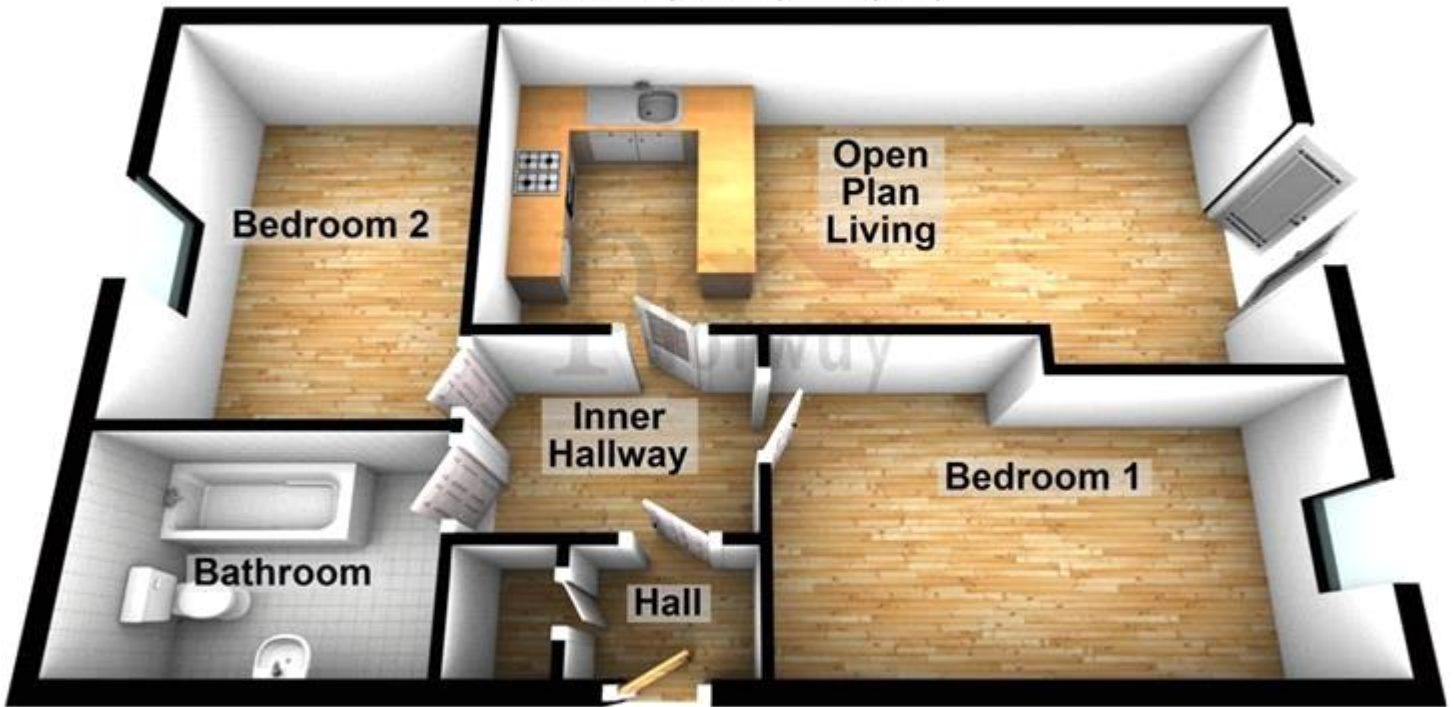
w: 1.6m x l: 2.4m (w: 5' 3" x l: 7' 10")





Ground Floor

Approx. 59.6 sq. metres (641.3 sq. feet)



Total area: approx. 59.6 sq. metres (641.3 sq. feet)

47 Castle Square, Boston



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
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.