



**7 Rectory Road, Boston, PE21 0AQ**  
**Offers invited £99,950**





## 7 Rectory Road, Boston, PE21 0AQ

Welcome to this charming and spacious 2-bedroom apartment located on a quiet no-through road, perfect for those seeking a peaceful and serene living environment. CHAIN FREE.

### Key Features:

**Spacious Bedrooms:** This apartment boasts two generously sized bedrooms, offering ample space for relaxation and comfort.

**Open Plan Living Area:** The open plan lounge is designed for modern living, providing a seamless flow between the living and dining areas, perfect for entertaining guests or enjoying a cozy night in.

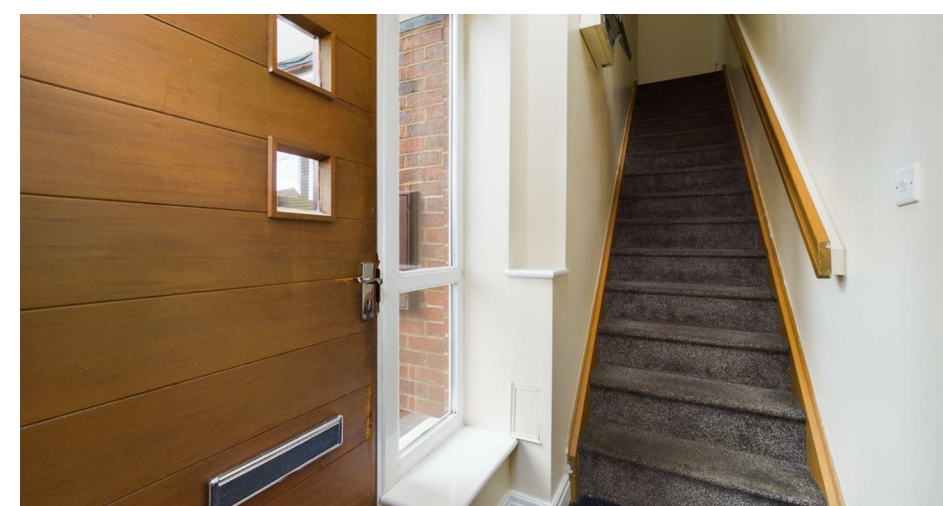
**Fitted Kitchen:** The kitchen comes fully equipped with contemporary fittings and ample counter space, making meal preparation a pleasure.

**Bathroom:** The spacious bathroom features a full-size bath with a shower over the bath, offering a perfect retreat after a long day.

**Storage:** Benefit from a large storage cupboard, ideal for keeping your belongings organized and out of sight.

**Quiet Location:** Situated on a no-through road, this apartment offers a tranquil living experience away from the hustle and bustle of main roads.

**Street Parking:** Convenient street parking is available, public road, so no designated parking spot.



### **Entrance Hall**

Ground floor access with stairs leading to first floor apartment.

### **Hallway**

Spacious hallway, leading to bedrooms, bathroom, and lounge. Large storage cupboard

### **Master Bedroom**

### **Bedroom 2**

### **Bathroom**

Bath, with intergal showerm wc, and sink. Airing cupboard

### **Lounge / Diner**

Lovely and bright, open plan lounge and dining area

### **Kitchen**

Fully fitted ktichen, with a good range of base and wall units. Spaces for appliances.

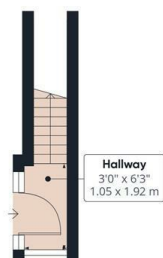




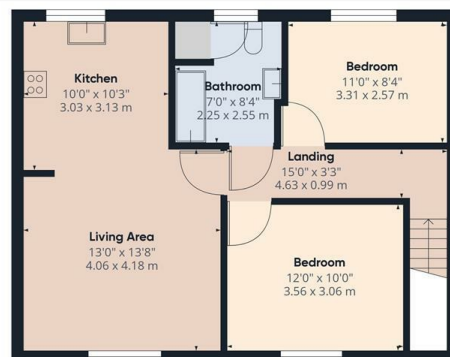








### Ground Floor



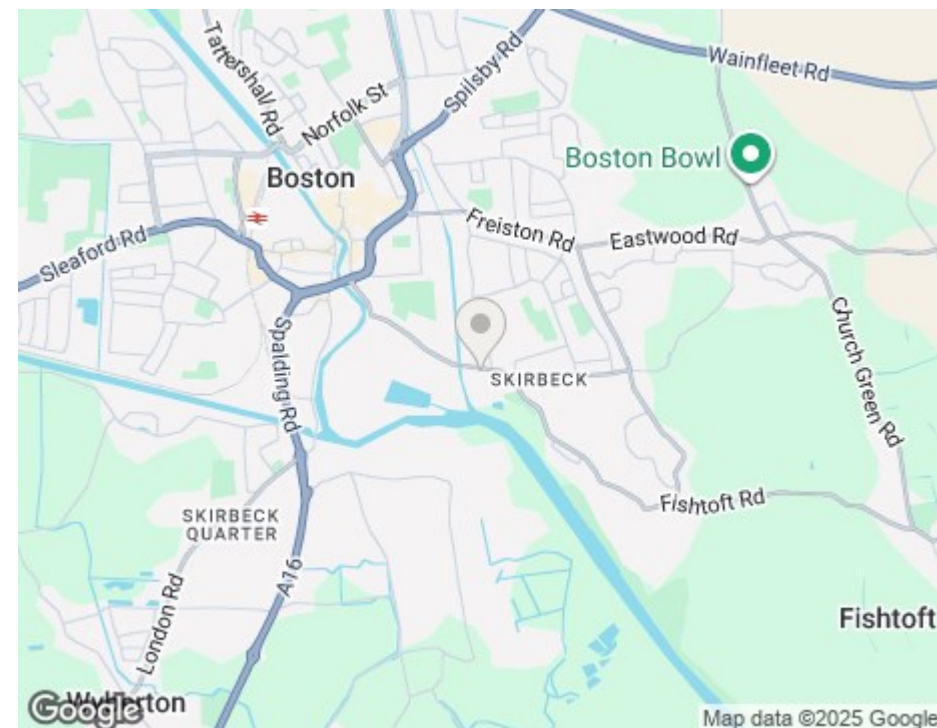
Floor 1


Approximate total area<sup>(1)</sup>650.03 ft<sup>2</sup>60.39 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		79	80
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		72	72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			