



27 Sutton Terrace, Haven Village, Boston, PE21 8GE
Asking price £92,500



Spacious 2-Bedroom First Floor Apartment in Prime Location

Situated in a highly sought-after area, this modern and spacious first floor apartment offers both convenience and comfort. Located just a short distance from the town centre and surrounded by a wealth of local amenities, this apartment provides an ideal living space for tenants or investors looking for a hassle-free opportunity.

Key Features:

Open Plan Living: The apartment boasts a bright and airy open-plan living, dining, and kitchen area, perfect for modern lifestyles and entertaining guests.

Two Generous Bedrooms: Spacious bedrooms offering ample natural light, providing a comfortable retreat for relaxation.

Family Bathroom: Well-appointed and modern bathroom with contemporary fixtures.

Allocated Parking: Comes with a designated parking space, along with ample visitor parking for your convenience.

Investment Opportunity: The property is sold with a settled tenant. This is an excellent opportunity for investors looking for immediate returns.

No Chain: A smooth and quick sale is guaranteed with no onward chain involved.

This property is a rare find, offering a fantastic investment potential in a great location. Viewings are highly recommended to fully appreciate all this apartment has to offer!



Entrance Hall

16'9" x 3'6" (5.12 x 1.07)

Spacious hallway, doors lead to both bedrooms, bathroom, storage cupboard and the lounge/kitchen. Carpet on floor.

Bathroom

7'1" x 5'6" (2.17 x 1.68)

Fitted bathroom, with full size bath, shower over, sink and toilet, Tiled walls

Bedroom 1

8'1" x 11'0" (2.48 x 3.36)

Bedroom 2

8'3" x 10'4" (2.52 x 3.17)

Bedroom benefits from a double built in wardrobe.

Lounge / Kitchen/ Diner

11'11" x 23'7" (3.64 x 7.19)

Open plan Lounge, Diner and kitchen. Lounge has a large window, with plenty of light filling the room. Lounge and dining area have carpet. The kitchen has a range of wall and base units. Lino on floor in kitchen.

Communal Hallway

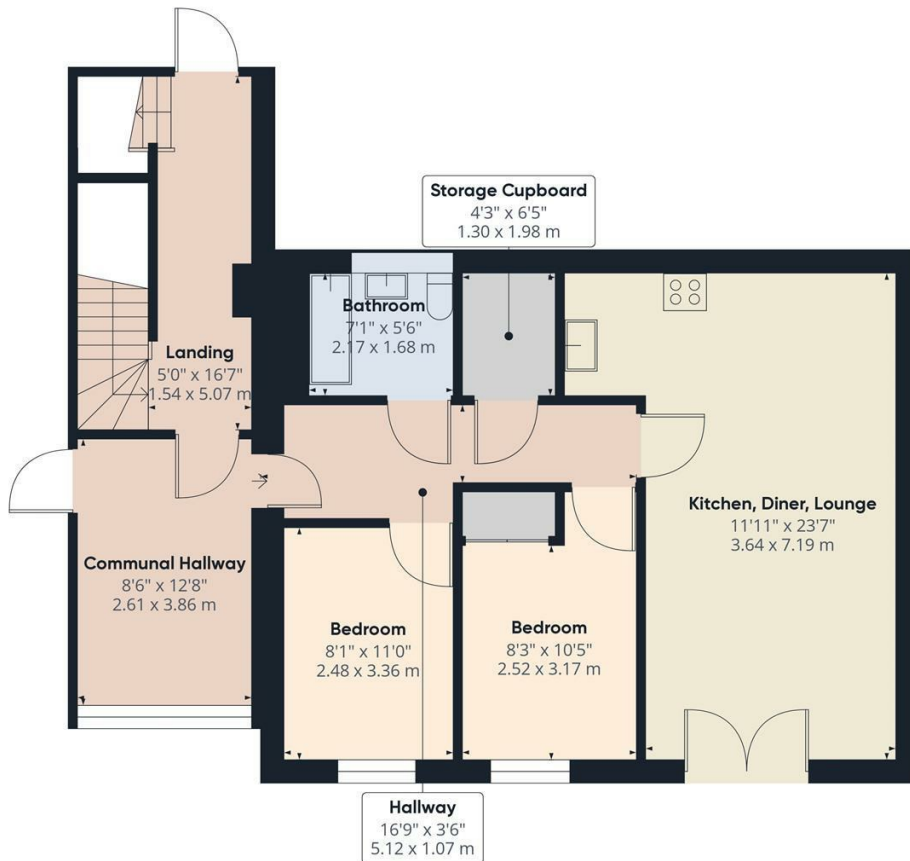
8'6" x 12'7" (2.61 x 3.86)

The communal Hallway is shared between two flats, this one and one opposite.









Floor 1

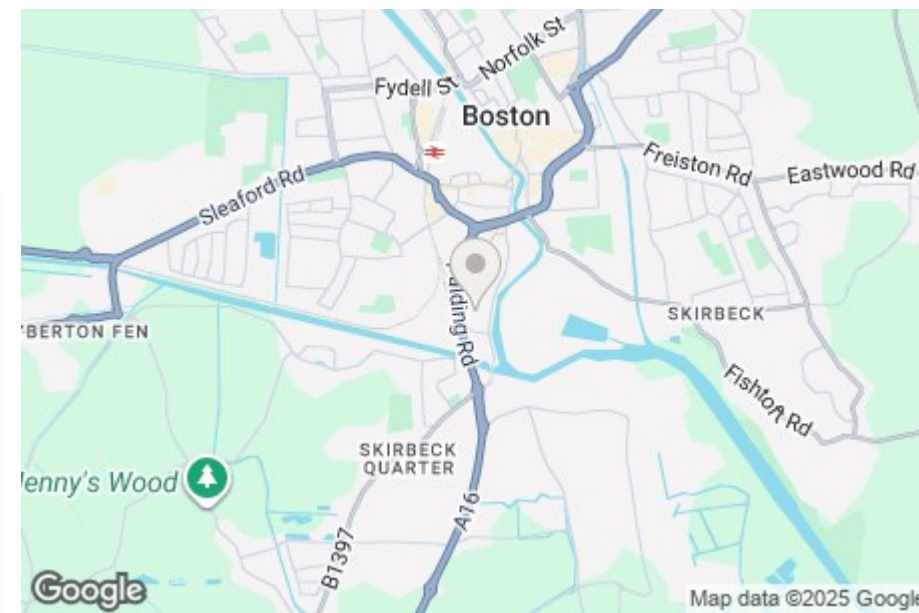
Approximate total area⁽¹⁾
846.9 ft²
78.68 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	72	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	