



**3, Gammons Court Sleaford Road, Boston, PE21 8GG**  
**£80,000**



**VENDOORS**  
ESTATE • AGENTS

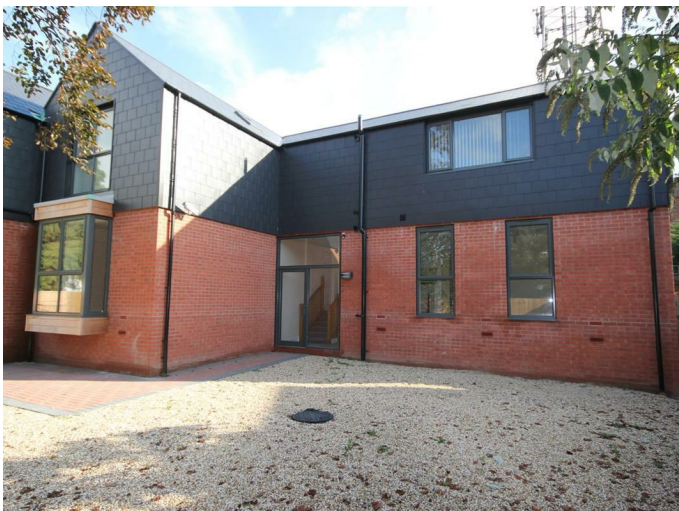
### 3, Gammons Court Sleaford Road, Boston, PE21 8GG

A modern and well-presented one-bedroom apartment located in the centre of Boston, within easy reach of a wide range of shops, amenities, and transport links.

The property offers comfortable and practical living space throughout, including an open-plan lounge and kitchen area. The kitchen is fitted with contemporary units and integrated appliances, while the living area is bright and welcoming. The double bedroom is a good size, and the bathroom is finished to a modern standard.

Currently tenanted, the apartment provides an excellent investment opportunity with immediate rental income in place. It would also appeal to first-time buyers or professionals looking for a centrally located home in the future.

Situated in a convenient town centre location, this property offers low-maintenance living with everything close at hand. Early viewing is recommended.



**Living Area / Kitchen**

20'2" x 12'11" (6.16m x 3.96m)

A spacious open-plan living area and kitchen, offering a bright and versatile space ideal for both relaxing and entertaining.

**Bedroom**

9'8" x 13'0" (2.96m x 3.98m)

A well-proportioned double bedroom, providing ample space for furnishings and storage.

**Bathroom**

5'8" x 7'4" (1.73m x 2.24m)

A modern bathroom measuring approximately, fitted with a bath/shower, wash basin, and WC.

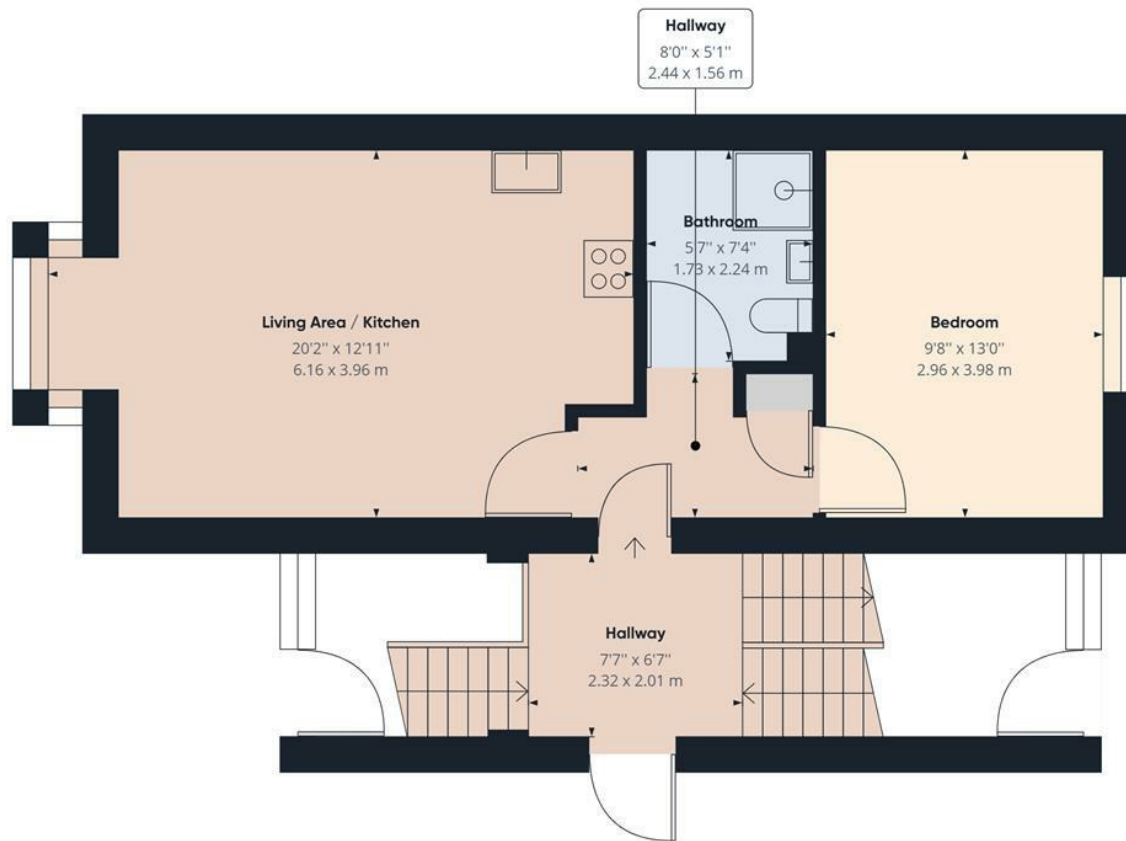
**Hallway**

8'0" x 5'1" (2.44m x 1.56m)

An inner hallway, providing access to the main living areas.







**Approximate total area<sup>(1)</sup>**

450.52 ft<sup>2</sup>  
41.85 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.

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