



£109,950

19 Charleston Terrace, Haven Village, Boston, Lincolnshire, PE21 8FN

**NEWTON** FALLOWELL



**Haven Village,  
Boston, Lincolnshire, PE21 8FN  
£109,950 Leasehold**

A modern second floor flat within walking distance to Boston Town Centre. Having well presented accommodation comprising: entrance hall, open plan lounge/diner/kitchen, two bedrooms and bathroom. The property has an allocated parking space and benefits from gas central heating and double glazing.

#### **ACCOMMODATION**

Entrance door through to the:

#### **ENTRANCE HALL**

Having radiator, laminate flooring and large utility/cupboard.

#### **OPEN PLAN LOUNGE/DINER/KITCHEN**

23'5" x 17'4" (max) (7.16m x 5.30m (max))

Forming areas comprising:

#### **LOUNGE AREA**

Having full height sealed unit double glazed uPVC window to front elevation, radiator, laminate flooring and television aerial connection point.



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## DINING AREA

Having sealed unit double glazed uPVC window to front elevation, radiator, laminate flooring and gas fired boiler providing for both domestic hot water & heating.

## KITCHEN AREA

Having laminate flooring, fitted with a range of base & wall units with work surface with upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboard, bin recess & space for dishwasher under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, cupboards, stainless steel splashback & cooker hood over, space for upright fridge/freezer to side.

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## BEDROOM ONE

12'4" x 8'3" (3.76m x 2.53m)

Having sealed unit double glazed uPVC window to side elevation, radiator, laminate flooring and built-in wardrobes with sliding mirror doors.

## BEDROOM TWO

12'4" x 9'9" (3.76m x 2.98m)

Having sealed unit double glazed uPVC window to rear elevation, radiator and laminate flooring.

## BATHROOM

8'1" x 6'10" (2.48m x 2.10m)

Having inset ceiling spotlights, chrome heated towel rail, extractor, tiled walls and tiled floor. Fitted with a white suite comprising: panelled bath with shower fitting and anti-splash screen over, close coupled WC and hand basin.



  
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## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band A.



## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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For more information please call in the office or telephone 01205 353100.

## Ground Floor

Approx. 66.0 sq. metres (710.7 sq. feet)



Total area: approx. 66.0 sq. metres (710.7 sq. feet)