



21 James Street
Boston, Lincolnshire, PE21 8RD

£81,000

2 Bedroom Flat

- Leasehold
- Two Bedroom First Floor Apartment
- Walking Distance To Town Centre and Both Bus and Train Stations
- Communal Garden with Two External Brick Built Sheds
- Gas Central Heating, UPVC Windows and Doors
- 125 Year Lease From August 1994
- No Onward Chain
- Fantastic Investment with a potential yield of Circa 9.5%
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 21 James Street, Boston, Lincolnshire, PE21 8RD](#)



Overview

Pygott and crone are delighted to market this spacious 2 bedroom first floor apartment which is ideally located within walking distance to the town centre with all amenities and both bus and train stations. Offered to the market with no onward chain and being a fantastic investment opportunity with potential gross yields of 9.5% a viewing is highly advised. The property has also undergone a scheme of re-decoration and further works have been completed over recent years such as New Facias and Gutters in 2024, New Electric RCD Unit in 2019, Re Fitted Boiler and Gas and Electric Checks which are both up to date.

Internally the accommodation briefly comprises, entrance hall, lounge, kitchen diner, two bedrooms and the family bathroom. The property further includes two large internal cupboards and a large loft with loft ladder which is partly boarded and has power. There is also an internal brick shed opposite the entrance to the flat with an electric light and one external brick shed in the yard area.



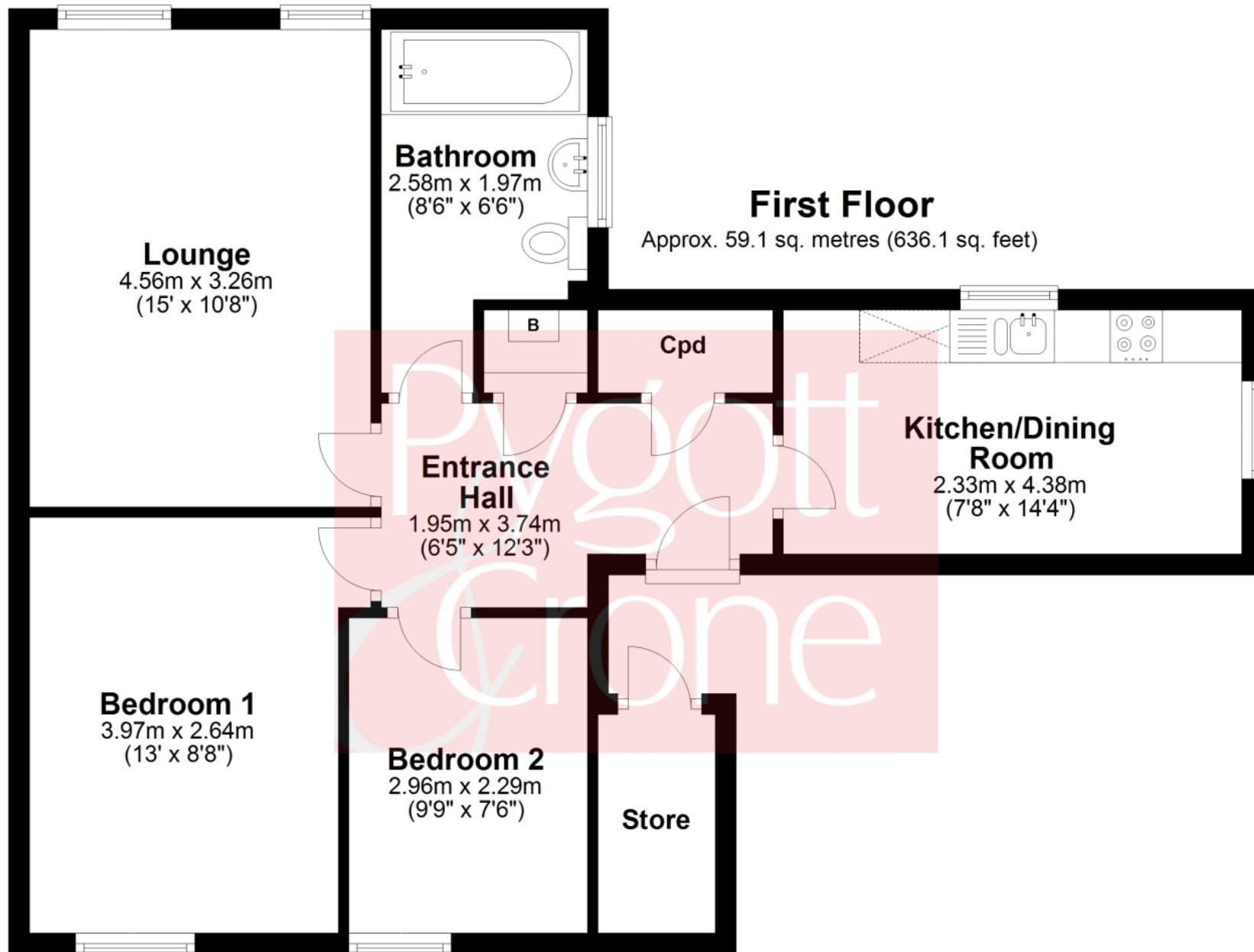
Externally the property has a communal yard area and communal parking on a first come first serve basis.

Boston has also been granted a 14.8 Million pound regeneration project at Rosegarth Square which is directly outside of the flat. The project includes creating an urban park, sensory garden and an amphitheatre style seating area. More information on this can be found here <https://www.boston.gov.uk/article/23021/Boston-s-regeneration-Transformational-14-8m-government-grant-backs-council-vision>

Please note - We have been advised that the property is Leasehold with 95 years left on the lease. The leasehold charges are as follows. £10 for Ground Rent, £34.43 For Buildings insurance and £249.98 for service charges, these are all paid per annum and the buildings insurance and service charges are an average of the last four years. Parking permits are also available for nearby carparks within walking distance.





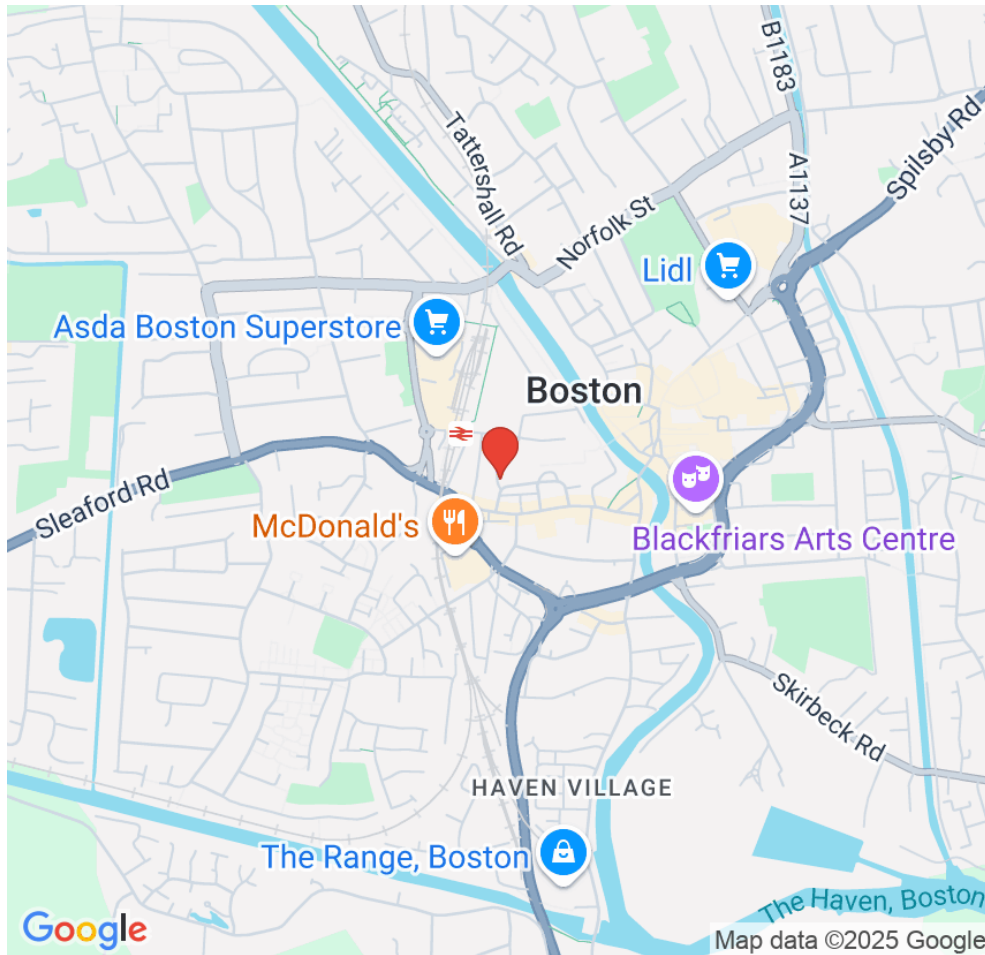


Total area: approx. 59.1 sq. metres (636.1 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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21 James Street, Boston
is on the market with our Boston branch

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