



344 London Road
Boston, Lincolnshire, PE21 7DE

£89,950

2 Bedroom Flat

- Leasehold
- Two Bedroom Apartment
- First Floor With Balcony
- Popular Area Close To Amenities
- No Onward Chain
- On Street Parking Available, Rear Garden
- Gas Central Heating
- Ideal Investment, First Home or For Downsizers
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 344 London Road, Boston, Lincolnshire, PE21 7DE](#)



Overview

Offered for sale with no onward chain, this spacious first floor apartment benefits from well-proportioned accommodation and a balcony to the front, presenting an excellent opportunity for first-time buyers, investors or those looking to downsize.

The accommodation comprises an entrance hall with useful storage space, a generous lounge offering plenty of room for relaxing and entertaining, and a kitchen/dining room with an adjoining pantry providing additional storage.

There are two well-proportioned bedrooms, a bathroom and a separate WC. The property also benefits from gas central heating.



While the apartment would benefit from modernisation, this presents an excellent opportunity for a purchaser to update the property to their own taste and create a home tailored to their individual style and requirements.

Externally, the balcony to the front provides a pleasant outdoor space to sit and relax. With its spacious rooms, scope for improvement and the benefit of no onward chain, this apartment offers plenty of potential as a first home, an investment opportunity or a property to downsize to.

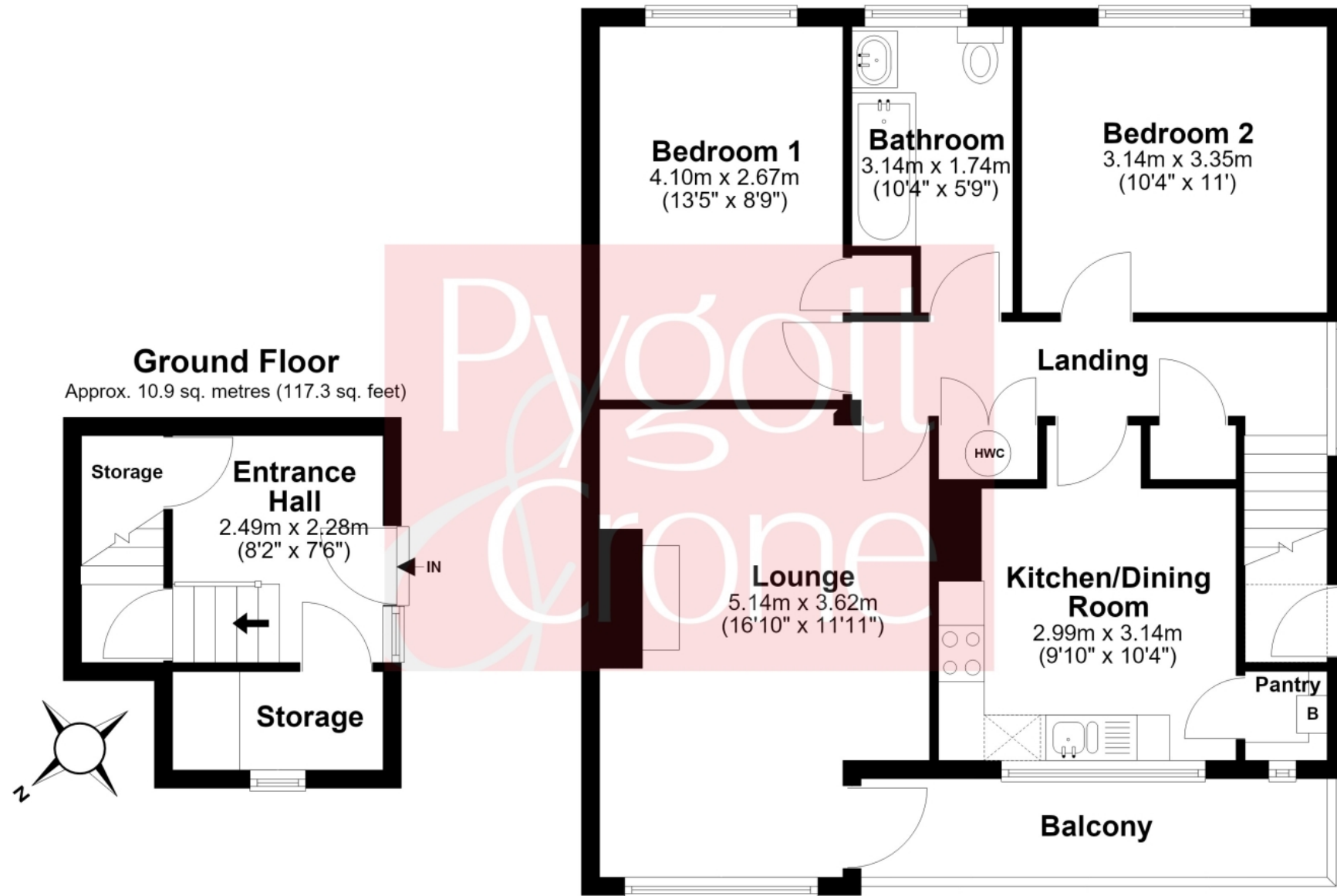
Please note - We have been advised that the property is Leasehold with 87 years left on the lease and that the cost per annum for ground rent and service charge is approximately £135.58.





First Floor

Approx. 67.7 sq. metres (728.3 sq. feet)
(excluding Balcony)



Total area: approx. 78.6 sq. metres (845.5 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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Joe Kuhn

Mortgage Adviser

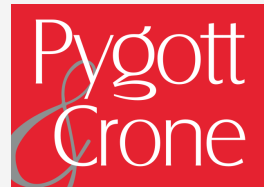
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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is on the market with our Boston branch

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