



**£79,950**

13 Mill Lodge, Willoughby Road, Boston, Lincolnshire PE21 9EG

**SHARMAN BURGESS**

**13 Mill Lodge, Willoughby Road, Boston,  
Lincolnshire PE21 9EG  
£79,950 Leasehold**

A two bedroom apartment being sold with NO ONWARD CHAIN and enjoying views over the Maud Foster waterway to the front aspect. The accommodation comprises a hallway, lounge diner, breakfast kitchen, two bedrooms both with extensive fitted bedroom furniture and a bathroom. Tenure: Leasehold.

**ACCOMMODATION**

With front door leading into the hallway.

**HALLWAY**

With window to rear aspect, coved cornice, three ceiling light points, electric Fischer wall mounted radiator with thermostatic control, wall mounted intercom entry system, built-in cloak cupboard with coat hooks and storage shelving within, airing cupboard housing the hot water cylinder and slatted linen shelving within.



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### LOUNGE DINER

19' 5" x 10' 0" (5.92m x 3.05m) (both maximum measurements)  
With dual aspect windows to both the front and side of the property, Fischer wall mounted electric radiator with thermostatic control, additional electric night storage radiator, coved cornice, ceiling light point, TV aerial point, electric fireplace with fitted hearth, inset and display surround.

### BREAKFAST KITCHEN

10' 4" x 7' 0" (3.15m x 2.13m)  
With roll edge work surfaces with tiled splashbacks and inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated washing machine, integrated double oven and grill, four ring electric hob, space for twin height fridge freezer, breakfast bar providing seating space, window to side aspect overlooking the Maud Foster windmill, coved cornice, ceiling mounted strip light and extractor fan.

### BEDROOM ONE

12' 9" x 12' 1" (3.89m x 3.68m) (both maximum measurements including built-in wardrobes)  
With window to rear aspect, electric night storage radiator, ceiling light point, extensive fitted bedroom furniture comprising wardrobes with hanging rails and shelving within, over bed storage lockers, bedside drawers and a dressing table.



**SHARMAN  
BURGESS** Est 1996

## BEDROOM TWO

9' 5" x 6' 9" (2.87m x 2.06m) (both maximum measurements including built-in bedroom furniture)

With window to rear aspect, electric night storage radiator, coved cornice, ceiling light point, range of bedroom furniture comprising built-in single bed with storage beneath, built-in wardrobe, fitted shelving and additional desk area with drawers beneath.

## BATHROOM

With a three piece suite comprising a push button WC, pedestal wash hand basin, panelled bath with wall mounted electric shower over and fitted shower screen, fully tiled walls, coved cornice, extractor fan, ceiling light point, wall mounted electric Dimplex heater and electric heated towel rail.

## AGENTS NOTE

Prospective purchasers should be aware that Mill Lodge residents must be over 55 years of age to allow occupancy. Prospective purchasers should be aware that the property is to be purchased on a Leasehold basis with the 999 year Lease commencing on 30th April 1988. At the time of the brochure going to print there is current a service charge of £199.10 payable per calendar month to First Port Retirement Property Services which includes water rates, buildings insurance and maintenance and upkeep of communal gardens and shared areas.

## SERVICES

Mains electricity, water and drainage are connected to the property.

## REFERENCE

050522/ATK



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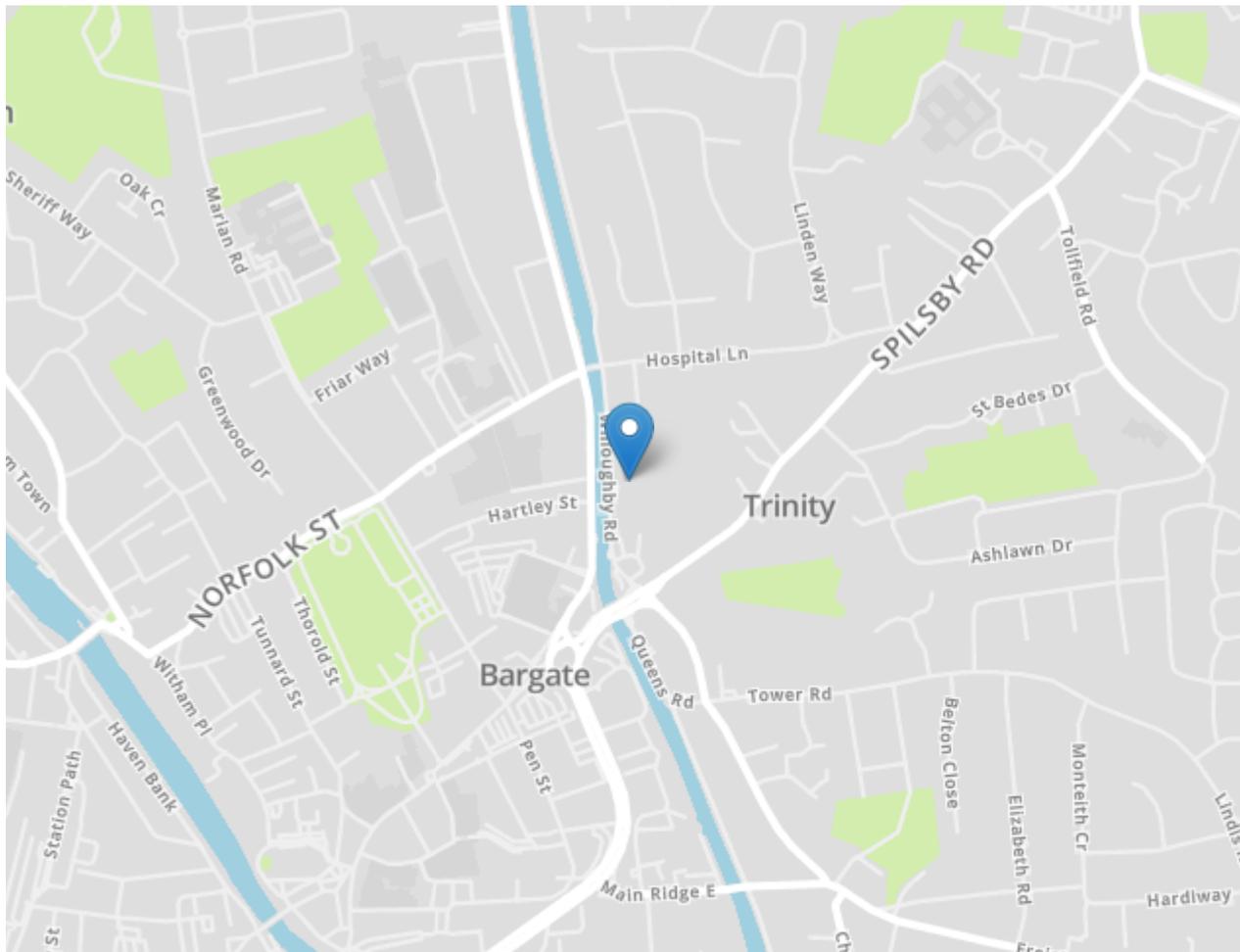
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of Â£150.

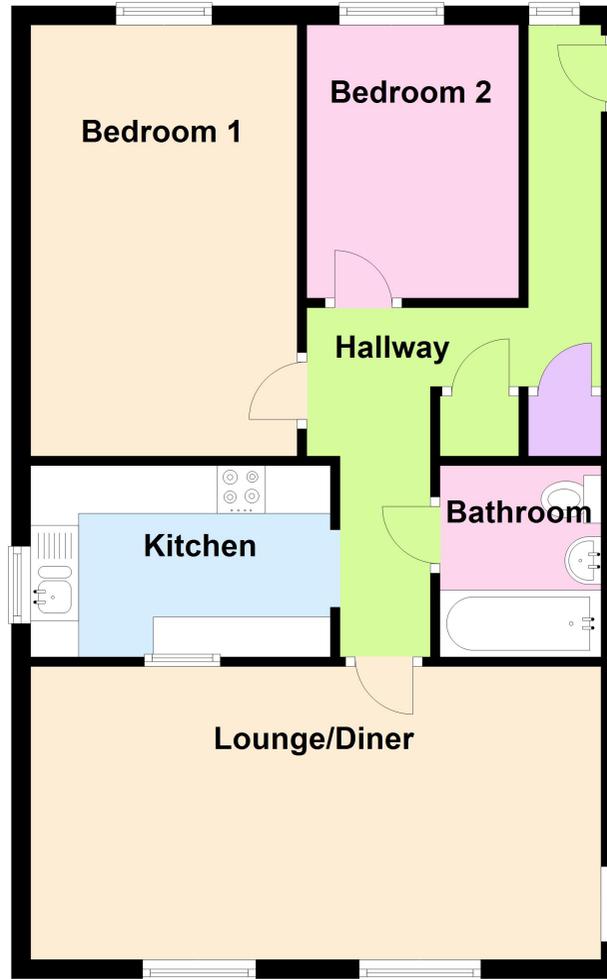
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of Â£100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

# Ground Floor

Approx. 58.4 sq. metres (629.0 sq. feet)



Total area: approx. 58.4 sq. metres (629.0 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	