



High Street, Boston, PE21 8TA

£160 pw

LET

A well-presented modern two-bedroom, third floor flat near the town centre.

Discover this bright and inviting 2-bedroom flat in the heart of Boston. Perfect for individuals, couples, or small families, this property offers a cozy and practical living space.

Double Glazing | Fitted Kitchen | Gas Central Heating | Parking |

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Plotway

Must be seen!

Discover this bright and inviting 2-bedroom flat in the heart of Boston. Perfect for individuals, couples, or small families, this property offers a cozy and practical living space. Despite needing some updates, the flat boasts impressive natural light thanks to its very large windows.

Key Features

Living Room: A spacious living room with very large windows that flood the space with natural light. This area is perfect for both relaxing and entertaining, offering a versatile layout to suit your needs.

Kitchen: A functional kitchen equipped with essential appliances including a fridge-freezer, oven, and hob. While some modernisation could enhance the space, it is fully operational and ready for use.

Double Bedroom: A generously sized double bedroom featuring large windows, providing a bright and airy feel. Plenty of space for a double bed and additional furniture.

Single Bedroom: A smaller, yet comfortable single bedroom, ideal for use as a guest room, child's room, or home office. Large windows ensure the room is well-lit throughout the day.

Bathroom: The bathroom includes a bathtub, washbasin, and WC. It is functional but could benefit from some updating to bring it to a more modern standard.

Additional Benefits

Natural Light: The very large windows in each room are a standout feature, creating a bright and welcoming environment.

Affordable Rent: Competitively priced to reflect the condition of the property, offering great value for tenants looking for a budget-friendly option.

Local Amenities: Close to essential amenities such as supermarkets, schools, and parks.

Rent and Terms

Weekly Rent: £160 per week.

Deposit: £800

Available: Now

To arrange a viewing or for more information, please contact Plotway on 01205 356 380.

Don't miss the chance to make this bright and affordable flat your new home!

Deposit: £800

Holding Deposit: £160

Bedroom 1

Spacious double bedroom with double-glazed windows.

Bedroom 2

Single bedroom with double-glazed windows.

Bathroom

Bathroom comprising a sink, toilet, and bath tub.

Kitchen



A modern fitted kitchen with space for a washing machine.

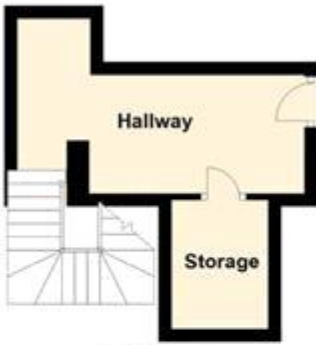
Living Room

A spacious living room with big windows that let through lots of natural light.



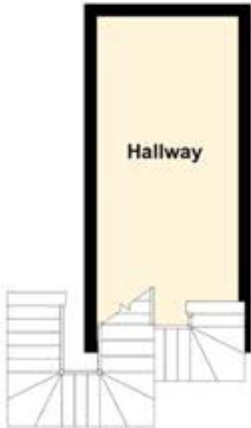
Ground Floor

Approx. 12.6 sq. metres (135.4 sq. feet)



First Floor

Approx. 11.4 sq. metres (122.8 sq. feet)

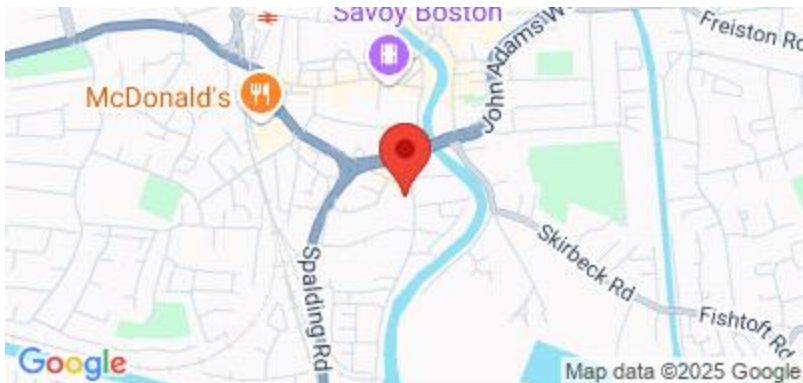


Second Floor

Approx. 101.2 sq. metres (1089.5 sq. feet)



Total area: approx. 125.2 sq. metres (1347.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.