

Lot 147

**Flat 12, The Penthouse, Woolsey House, Pump Square,
Boston, Lincolnshire, PE21 6RA**



All enquiries Ref: Callum Glenn

- Long leasehold third floor purpose built self-contained flat
- Investment £8,940 per annum

Location:

The property is situated on Pump Square accessed via Dolphin Lane. Shopping amenities are available locally within Boston Town Centre with a further range of shops, bars and restaurants found in Lincoln Town Centre lying to the north west. Public transport links are available at Boston Rail Station located to the west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A16 and the A52. Recreational pursuits can be found at Central Park and Boston Golf Club.

Accommodation:

Entrance hall, two bedrooms, ensuite shower room/WC, reception room, kitchen, bathroom/WC, balcony.

Outside: Two parking spaces within gated car park

EPC rating: C

Council Tax Band: A

Tenancy:

The property is let on a tenancy agreement at a rent of £745 pcm.

Rent reserved:

£8,940 per annum

Lease:

Held on a long lease for a term of 999 years from 1st January 2006 (Thus having approximately 981 years remaining)

