



## 1 bed apartment to buy in PE21

Emery Lane, Boston, Lincolnshire, PE21 8QA

**£50,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Cash Buyers only
- ✓ Tenant in Situ £600 pcm
- ✓ Second floor flat
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

\*\*\*Currently rented at £600 pcm\*\*\*

Pattinson Auction are pleased to present this second floor flat.

This property is an ideal investments.

The property consists of one bedroom, one reception and one bathroom.

Town Centre Location

Service charge is by direct negotiation with the freeholder and ground rent is an annual rent of one peppercorn.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 102


Price: Starting Bid £50,000

Property Type: Apartment

Parking: None

Heating: Gas



| 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>                                   |         |   |
| (55-68) <b>D</b>                                   | 62      | 65  |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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