



## 10 Laughton Road, Witham Court, Boston, PE21 8LW

**£750,000**

- Block of 10 residential flats sold with Freehold
- Fully let and managed
- Combination of one-bedroom and two-bedroom units
- Income of £79,000 per annum
- Prime central Boston location
- Allocated tenant parking spaces included

A well-located block of 10 residential flats set in two blocks each with their own access, in the centre of Boston, comprising a mix of one-bedroom and two-bedroom units.

The property benefits from allocated tenant parking spaces, a valuable asset in a central location, and sits in an area of strong and consistent rental demand.

Offered for sale as a single lot, this opportunity is ideal for investors, developers, or an owner-occupier seeking a property with ongoing rental income potential.

Viewings and further information available on request.

### **FLAT 1 - Ground Floor**

#### **Inner Hall**

Laminate flooring.

#### **Lounge/Kitchen 22'3" x 14'5" (6.8m x 4.4m)**

Door to front. Window to front. Electric heater. Laminate flooring.

#### **Bedroom 1 13'7" x 8'3" (4.15m x 2.52m)**



Window to rear. Two storage cupboards. Laminate flooring.

#### **Bedroom 2 7'10" x 8'11" (2.39m x 2.72m)**



Window to rear. Laminate flooring. Storage cupboard. Electric heater.

#### **Bathroom**



Bath. Toilet. Wash hand basin.

#### **FLAT 2 - Ground Floor**

Unable to gain access.

#### **FLAT 3 - Ground Floor**

**Inner Hall**



Skimmed ceiling. Electric heater. Laminate flooring.

**Lounge 14'6" x 13'0" (4.42m x 3.98m)**



Door to front. Window to front. Electric heater. Laminate flooring.

**Kitchen 8'7" x 9'6" (2.63m x 2.90m)**



Skimmed ceiling. Laminate Flooring.

**Bedroom 1 9'4" x 9'1" (2.86m x 2.79m)**



Window to rear. Skimmed ceiling. Electric heater. Laminate flooring.

**Bathroom**

Bath with mixer shower over. Toilet. Wash hand basin. Partially tiled walls. Electric heater. Extractor fan. Laminate flooring. Airing cupboard.

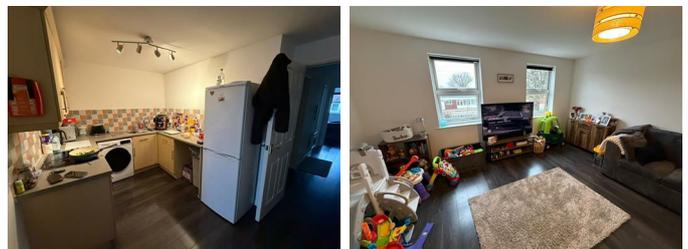
**FLAT 4 - First Floor**

**Inner Hall**



Laminate flooring.

**Lounge/Kitchen 22'3" x 14'5" (6.8m x 4.4m)**



Door to front. Window to front. Electric heater. Laminate flooring.

**Bedroom 1 13'7" x 8'3" (4.15m x 2.52m)**



Window to rear. Two storage cupboards. Laminate flooring.

**Bedroom 2 7'10" x 8'11" (2.39m x 2.72m)**



Window to rear. Laminate flooring. Storage cupboard. Electric heater.

**Bathroom**



Bath. Wash hand basin. Toilet.

**FLAT 5 - First Floor**

**Inner Hall**



Electric heater. Smoke alarm.

**Lounge/Kitchen 25'1" x 8'6" (7.65m x 2.6m)**



Two windows to front.

**Bedroom 1 9'5" x 9'3" (2.89m x 2.84m)**



Window to rear.

**Bathroom**



Bath. Wash hand basin. Toilet.

**FLAT 6 - First Floor**

**Inner Hall**

Skimmed ceiling. Electric heater. Laminate flooring.

**Lounge 14'6" x 13'0" (4.42m x 3.98m)**

Door to front. Window to front. Electric heater. Laminate flooring.

**Kitchen 8'7" x 9'6" (2.63m x 2.90m)**

Skimmed ceiling. Laminate Flooring.

**Bedroom 1 9'4" x 9'1" (2.86m x 2.79m)**

Window to rear. Skimmed ceiling. Electric heater. Laminate flooring.

**Bathroom**

Bath with mixer shower over. Toilet. Wash hand basin. Partially tiled walls. Electric heater. Extractor fan. Laminate flooring. Airing cupboard.

**FLAT 7 - First Floor**

**Inner Hall**



Laminate flooring.

**Lounge 14'10" x 13'11" (4.54m x 4.25m)**



Two windows to front. Electric heater. Laminate flooring.

**Kitchen 10'0" x 14'10" (3.05m x 4.53m)**



**Bathroom**



Bath with shower over. Wash hand basin. Toilet.

**Bedroom 1 11'11" x 12'9" (3.64m x 3.89m)**



Two windows to rear. Electric heater.

**FLAT 8 - Second Floor**

**Lounge/Kitchen 22'5" x 14'6" (6.85m x 4.42m)**



Two windows to front.

**Bedroom 1 8'3" x 11'5" (2.53m x 3.5m)**



Window to rear. Two storage cupboard. Laminate flooring.

**Bedroom 2 7'10" x 8'11" (2.39m x 2.72m)**



Window to rear. Storage cupboard. Electric heater.

**Lounge/Kitchen 25'0" x 14'7" (7.64m x 4.47m)**



Window to front.

**Bathroom**



Bath. Wash hand basin. Toilet.

**Bedroom 1 9'5" x 9'8" (2.89m x 2.95m)**



Window to rear.

**Bathroom**



Bath. Wash hand basin. Toilet.

**FLAT 10**

**FLAT 9 - Second Floor**

**Inner Hall**

Electric heater. Smoke alarm

### Inner Hall

Skimmed ceiling. Electric heater. Laminate flooring.

### Lounge 14'6" x 13'0" (4.42m x 3.98m)



Door to front. Window to front. Electric heater. Laminate flooring.

### Kitchen 8'7" x 9'6" (2.63m x 2.90m)



Skimmed ceiling. Laminate Flooring.

### Bedroom 1 9'4" x 9'1" (2.86m x 2.79m)

Window to rear. Skimmed ceiling. Electric heater. Laminate flooring.

### Bathroom

Bath with mixer shower over. Toilet. Wash hand basin. Partially tiled walls. Electric heater. Extractor fan. Laminate flooring. Airing cupboard.

### Property Postcode

For location purposes the postcode of this property is: PE21 8LW

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### EPC Ratings

Flat 1 - EPC rating: C  
Flat 2 - EPC rating: D  
Flat 3 - EPC rating: D  
Flat 4 - EPC rating: C  
Flat 5 - EPC rating: B  
Flat 6 - EPC rating: B  
Flat 7 - EPC rating: D  
Flat 8 - EPC rating: D  
Flat 9 - EPC rating: C  
Flat 10 - EPC rating: D

### Verified Material Information

Tenure: Freehold

Property construction: Brick built

Water supply: Mains

Sewerage: Mains

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Allocated parking

Building safety issues: Not known

Restrictions: Not known

Public right of way: Not known

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: Not known

Planning permission: Please refer to the Local Council Planning Portal for any planning applications.

Accessibility and adaptations: Not known

Coalfield or mining area: Not known

Energy Performance rating: TBC

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full

information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

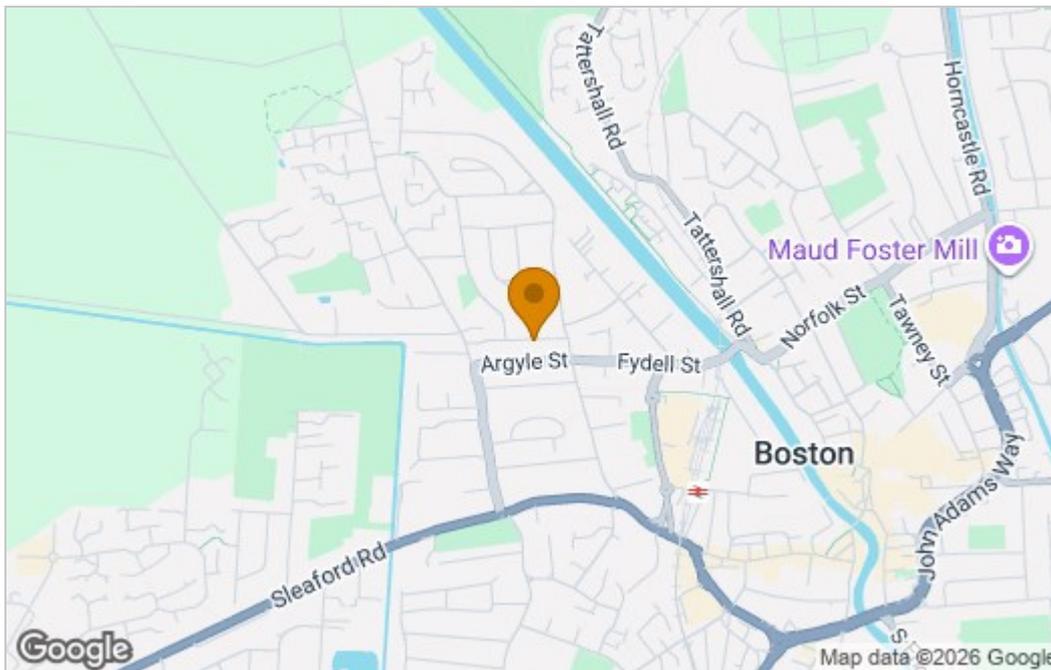
If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

## Area Map



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## Energy Efficiency Graph

