



## **Flat A 26 St Thomas Drive, Boston, PE21 7EP**

**£625 PCM**

**TO LET - ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT IN BOSTON**

Located close by to Boston Town Centre and the A16 with road links to Spalding and Peterborough.

This ground floor apartment comprises of an open plan lounge/kitchen, one double bedroom, hallway and a bathroom. Benefiting from gas central heating and off road parking. Available 28th July 2025, £721.15 deposit, Council Tax Band A.



### Entrance Hall

Entrance door. Coved and skimmed ceiling. Pendant ceiling light.

### Lounge



Coved and skimmed ceiling. Television point. Upvc windows to the front and side aspect.

### Kitchen



Fully fitted kitchen with base and eye level units, worktops, stainless steel sink with mixer tap. Integrated oven, grill, hob and extractor fan. Gas combi boiler.

### Bedroom



Skimmed and coved ceiling. Upvc window to the front aspect. Pendant ceiling light.

### Bathroom



Half tiled walls with, ceramic WC, hand wash basin unit and bath. Lino flooring. Radiator.

### Property Postcode

For location purposes the postcode of this property is: PE21 7EP

### Viewings

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.

### Rental Fees

**Holding Deposit:** A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress the agreement) before the deadline for agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

**Deposit:** A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can

offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### 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.

### Verified Material Information

Council tax band: A

Property construction: BRICK

Electricity supply: MAINS

Solar Panels: NO

Water supply: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

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

Mobile coverage: As stated by Ofcom, EE is good in-home and outdoor, o2 variable in home and good outdoor, Three variable in home and good outdoor and Vodafone good in-home and outdoor.

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

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

Coastal erosion risk: No

Planning permission: Please refer to Boston Borough Council for any relevant planning applications in the area.

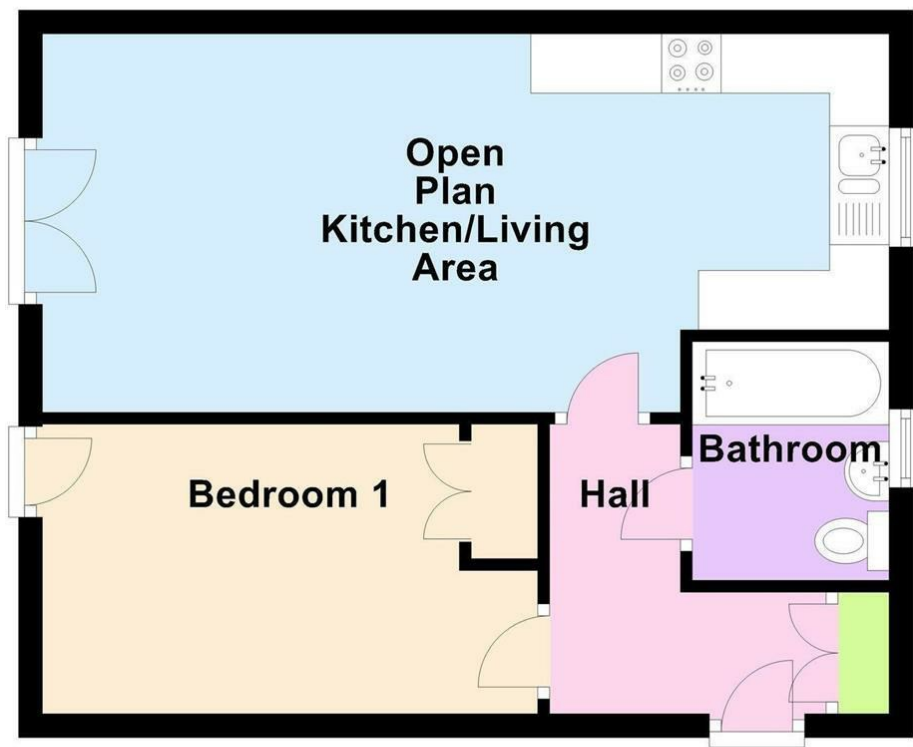
Accessibility and adaptations: No

Coalfield or mining area: No

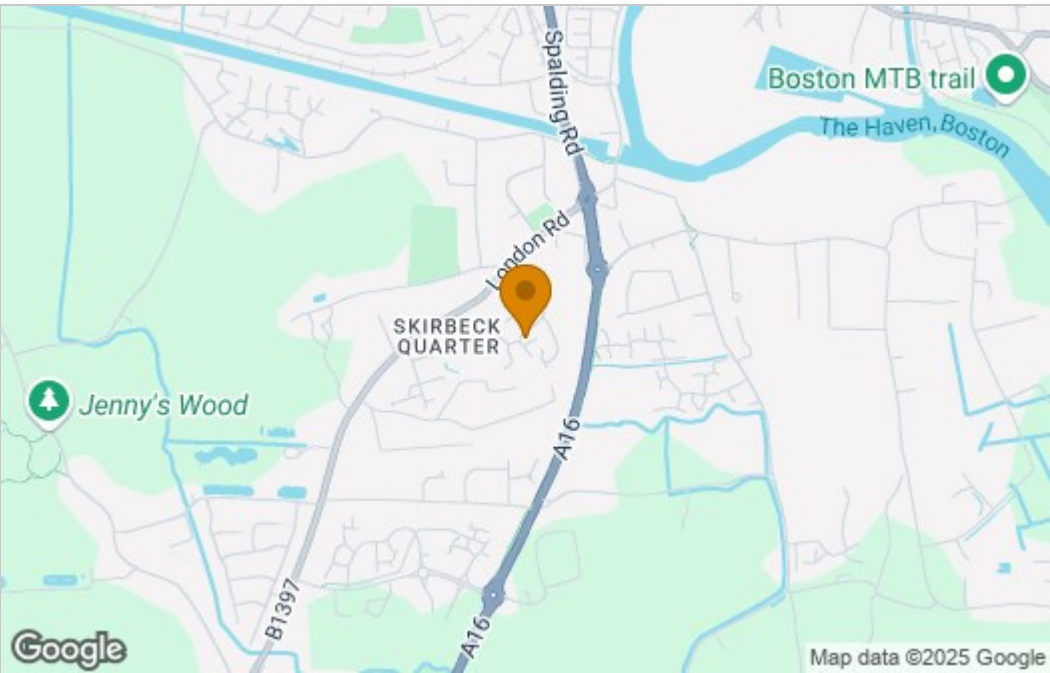
Energy Performance rating: C

Floor Plan

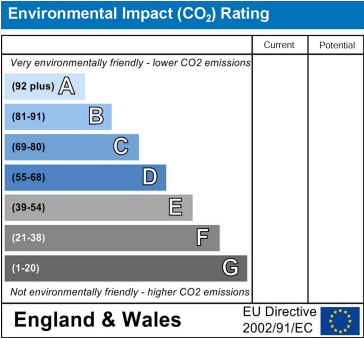
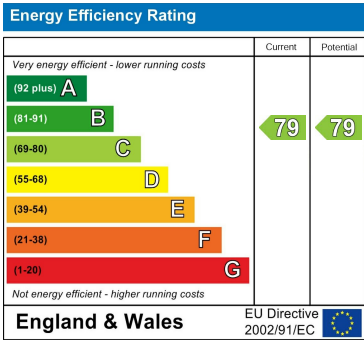
Ground Floor



Area Map



Energy Efficiency Graph



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