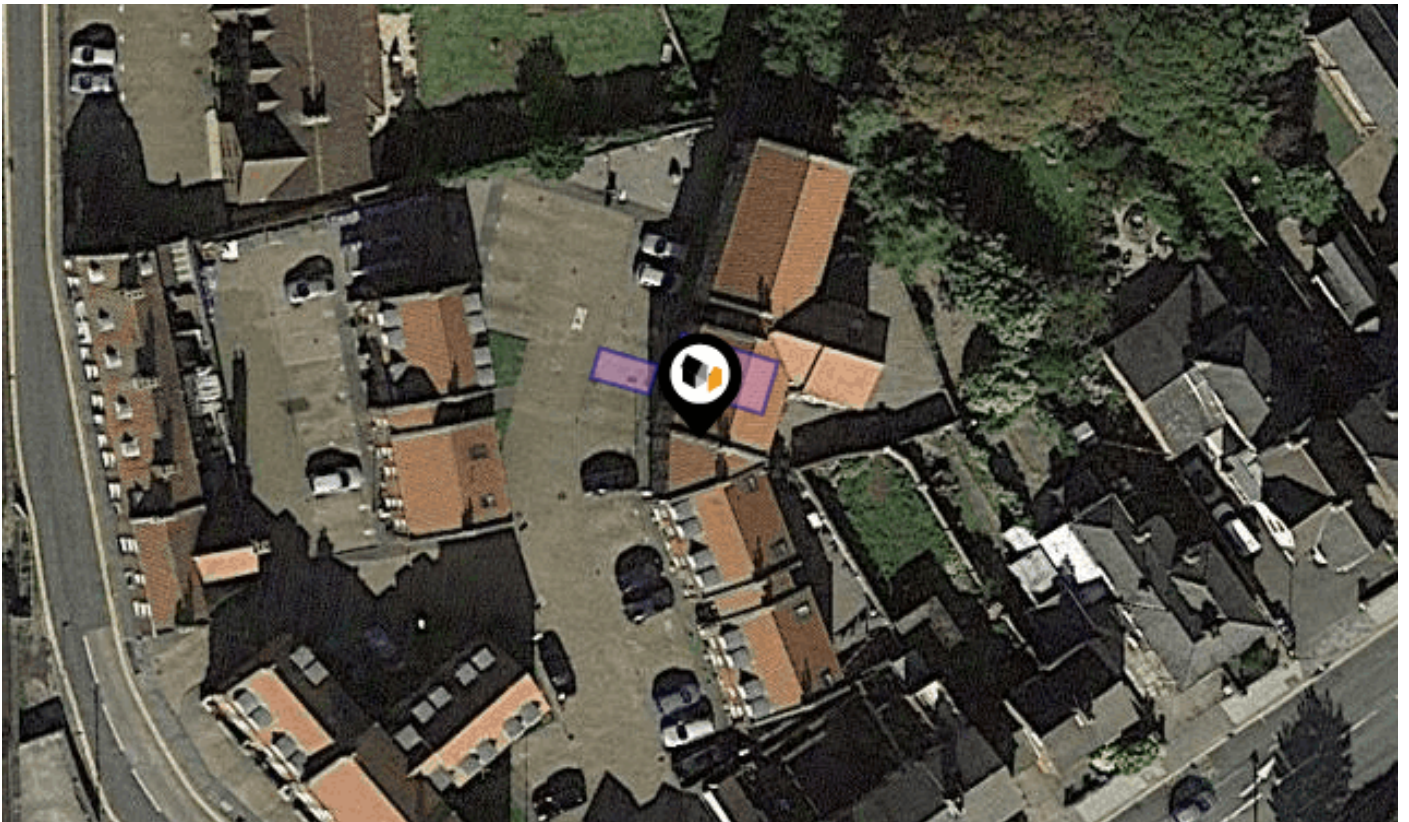




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 26th February 2025



**FLAT 29, WINDMILL VIEW COURT, WILLOUGHBY ROAD,
BOSTON, PE21 9EH**

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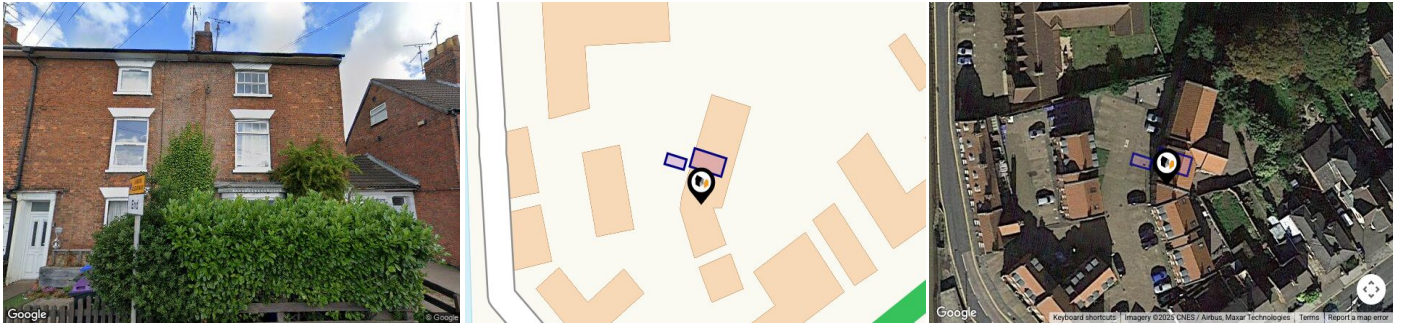
77 Deansgate Manchester M3 2BW

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Property

Type:	Terraced	Last Sold Date:	08/12/2006
Bedrooms:	2	Last Sold Price:	£129,500
Floor Area:	678 ft ² / 63 m ²	Last Sold £/ft²:	£190
Plot Area:	0.01 acres	Tenure:	Leasehold
Year Built :	2006	Start Date:	07/12/2006
Council Tax :	Band A	End Date:	01/03/3004
Annual Estimate:	£1,444	Lease Term:	999 years from 1 March 2005
Title Number:	LL277662	Term Remaining:	979 years
UPRN:	10002214164		

Local Area

Local Authority:	Boston
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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Flat 29 Windmill View Court, Willoughby Road, PE21
9EH

Energy rating

C

Valid until 03.08.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

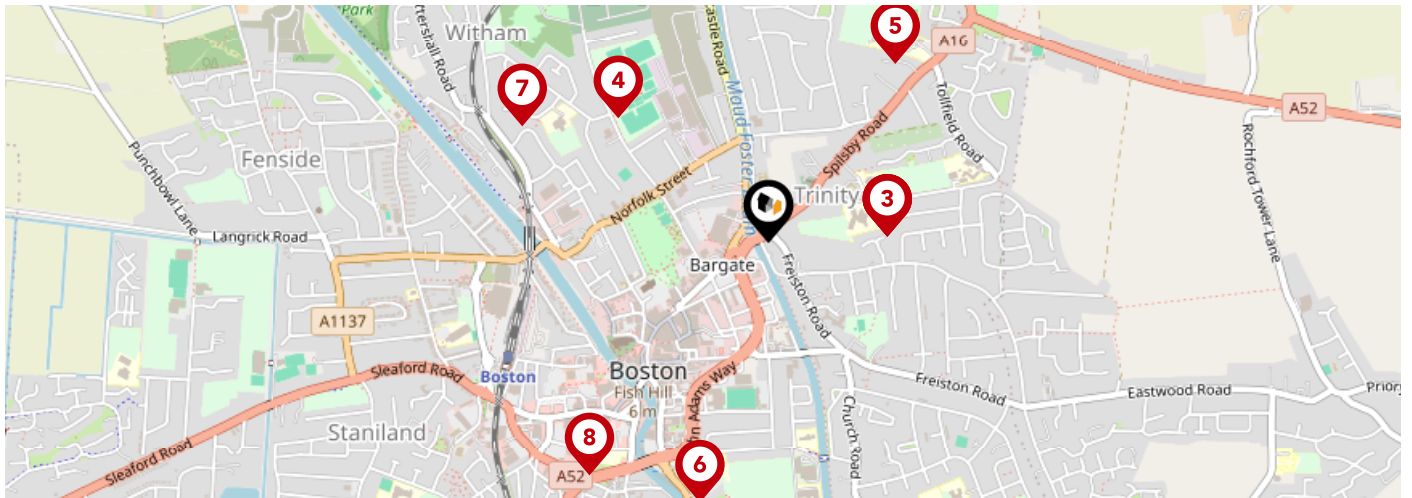
EPC - Additional Data

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Additional EPC Data

Property Type:	Maisonette
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	63 m ²

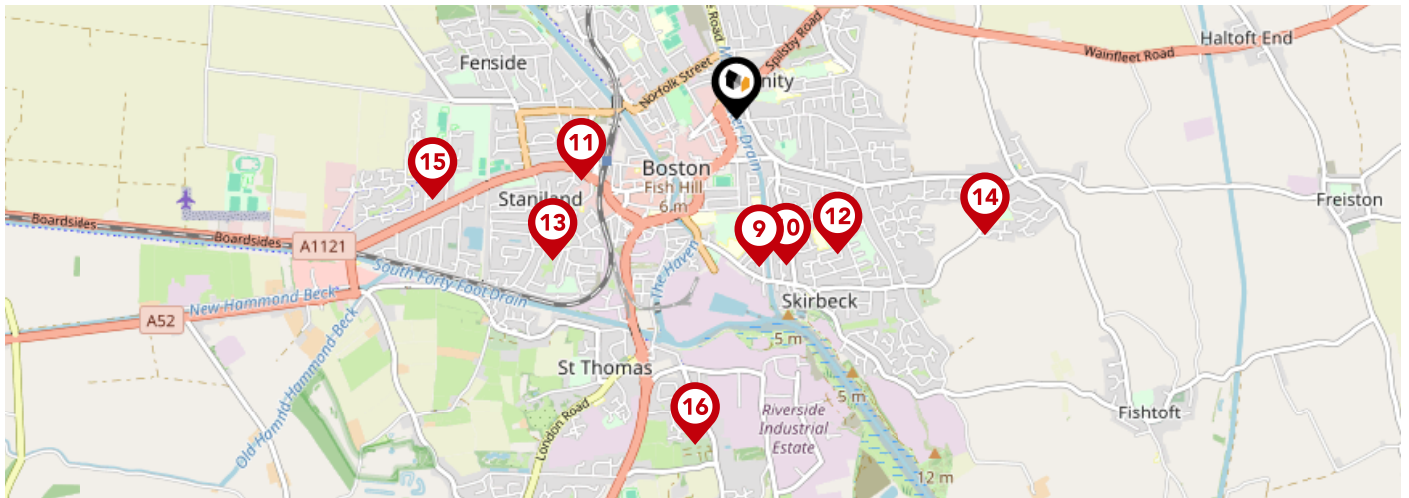
Area Schools











	Nursery	Primary	Secondary	College	Private
1 Tower Road Academy Ofsted Rating: Good Pupils: 572 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Saint Mary's RC Primary Academy Ofsted Rating: Good Pupils: 193 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Boston Endeavour Academy Ofsted Rating: Good Pupils: 151 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Haven High Academy Ofsted Rating: Requires improvement Pupils: 1323 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Boston High School Ofsted Rating: Good Pupils: 818 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Boston Grammar School Ofsted Rating: Good Pupils: 863 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Park Academy Ofsted Rating: Good Pupils: 363 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Boston Pioneers Free School Academy Ofsted Rating: Good Pupils: 416 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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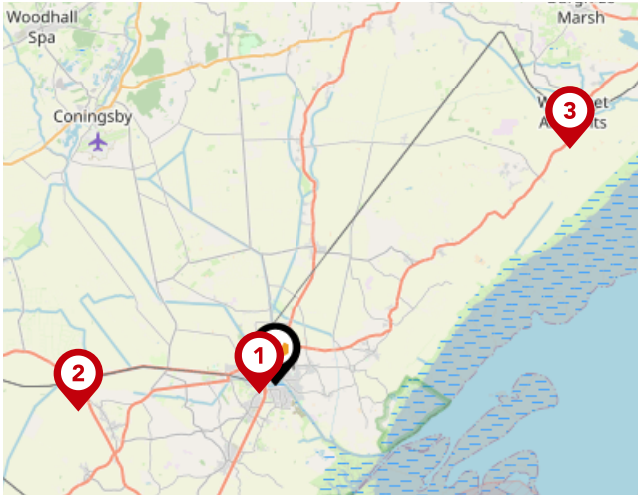


		Nursery	Primary	Secondary	College	Private
	Boston College Ofsted Rating: Good Pupils:0 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Boston Nursery School Ofsted Rating: Good Pupils: 54 Distance:0.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carlton Road Academy Ofsted Rating: Outstanding Pupils: 454 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas CE Primary Academy Ofsted Rating: Good Pupils: 197 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Staniland Academy Ofsted Rating: Outstanding Pupils: 525 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawthorn Tree School Ofsted Rating: Good Pupils: 352 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Boston West Academy Ofsted Rating: Outstanding Pupils: 417 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas CofE Primary Academy Ofsted Rating: Good Pupils: 418 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

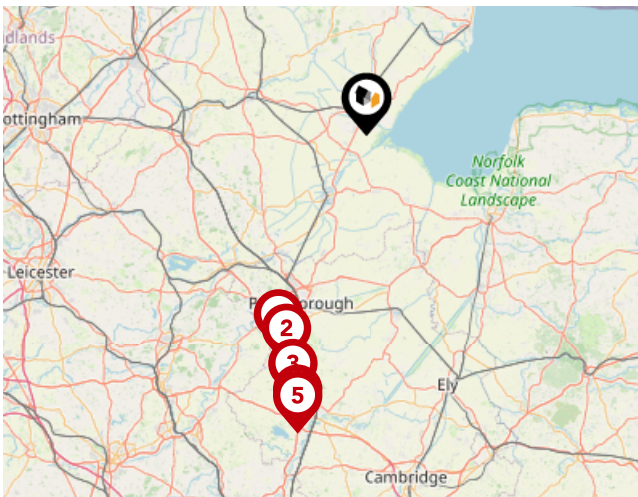
Transport (National)

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National Rail Stations

Pin	Name	Distance
1	Boston Rail Station	0.65 miles
2	Swineshead Rail Station	7.14 miles
3	Wainfleet Rail Station	13.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	33.64 miles
2	A1(M) J16	35.14 miles
3	A1(M) J15	39.7 miles
4	A1(M) J14	43.14 miles
5	A1(M) J13	44.08 miles

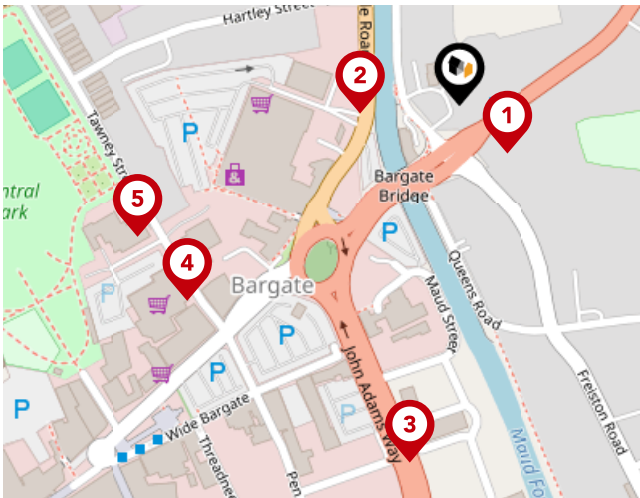


Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	43.74 miles
2	Finningley	53.65 miles
3	East Mids Airport	55.8 miles
4	Baginton	74.47 miles

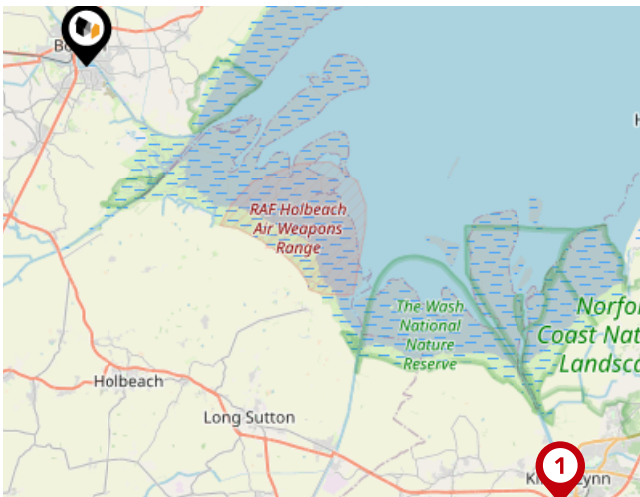
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bargate Bridge	0.04 miles
2	Hartley Street	0.06 miles
3	Foster Street	0.2 miles
4	Parkside Surgery	0.19 miles
5	Parkside Surgery	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	23.09 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency

