BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



Flat 1, The Corn Mill, Bourne, Lincolnshire PE10 9GN

£130,000 Freehold

- Ground Floor Apartment
- Entrance Hallway
- Lounge
- Kitchen
- Two Bedrooms

GROUND FLOOR APARTMENT.

This spacious ground floor apartment is ideally located close to Bourne town centre. It has recently been renovated throughout. The accommodation includes a good size lounge, modern fitted kitchen, two bedrooms and a bathroom.

SPALDING 01775 766766 BO URNE 01778 420406







Timber door to Entrance Hallway: Inset floor mat, wall mounted electric storage heater.

BEDROOM 1

9' 6" x 8' 9" (2.9m x 2.67m) Wall mounted electric heater, exposed wooden ceiling beam, window to front with secondary double glazing.

BEDROOM 2

8' 8" x 5' 10" (2.64m x 1.78m) Wall mounted electric heater, window to front with secondary double glazing, exposed wooden ceiling beam.











LOUNGE/DINER

17' 9" x 9' 7" (5.41m x 2.92m) Wall mounted electric storage heater, window to front with storage double glazing, feature exposed brick wall, TV point, telephone point.

KITCHEN

5' 4" x 9' 11" (1.63m x 3.02m) Fitted wall mounted and floor standing cream fronted cupboards with complimentary wooden effect worktops and splash backs, inset stainless steel sink and drainer with mixer tap, four ring electric hob with chrome extractor canopy over, eye level electric oven, three deep pan drawers, kick board electric heater, integrated washing machine, integrated fridge and freezer, exposed wooden ceiling beam, inset ceiling spot lights, wooden effect vinyl flooring.

BATHROOM

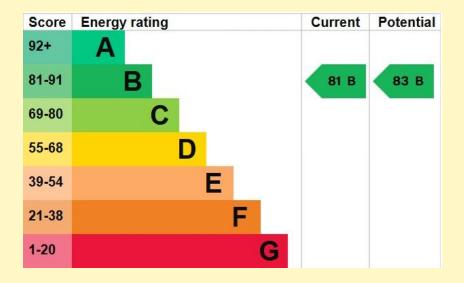
Panelled bath, low level WC with concealed flush, pedestal wash hand basin, enclosed shower cubide, complimentary splash back tiling, ceramic floor tiles, extractor fan, exposed wooden ceiling beam, wall mounted electric heater.

STORAGE

This apartment benefits from a large storage cupboard which is located in the main block on the second floor.

AGENTS NOTE

This apartment benefits from a long remaining lease. The monthly service charge which includes: Buildings insurance, up keep of the communal areas, maintenance of the lift and exterior window cleaning is £120 per month.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist







TENURE Freehold

SERVICES Water and Electric

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161 Anglian Water Services Ltd. 0800 919155 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All a reas, measurements or distances are approximate.. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not ne cessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17476

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
23 North Street
Bourne
Lincolnshire
PE10 9AE

CONTACT

T: 01778 420406 E: boume @longs taff.com www.longs taff.com









