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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



34 The Pollards, Bourne, Lincolnshire, PE10 0QB

£120,000 Leasehold

- Allocated Off Road Parking Space
- Family Bathroom
- Long Remaining Lease
- Lounge Open To Kitchen
- Second Floor Apartment

This apartment is located on the popular Elsea Park development and within easy walking distance of Bourne town centre and all the local amenities including a selection of bars and restaurants and national and local shops.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Accommodation

The main front door gains access to the communal hallway and stairs to the second floor. Entrance door to apartment 34, Hallway, door answer phone, storage cupboard, airing cupboard housing hot water tank, wall mounted electric heater.

Lounge

11' 11" x 18' 1" (3.63m x 5.51m) TV point, telephone point, wall mounted electric heater, window to front, open through to Kitchen.



Bedroom 2

9' 2" x 10' 4" (2.79m x 3.15m) Wall mounted electric heater, window to side.

Kitchen

8' 0" x 8' 7" (2.44m x 2.62m) Fitted wall mounted and floor standing white fronted cupboards with complimentary fitted worktops and splash backs, four ring electric hob with extractor fan over, electric oven, integrated washer/dryer, space under worktop for fridge/freezer, ceramic floor tiles, inset ceiling spot lights.

Bathroom

Panelled bath with mixer shower attachment and glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, tiled flooring, chrome heated ladder towel rail, electric shaver point, extractor fan, inset ceiling spot lights.



Externally

This apartment benefits from an allocated off road parking space which is located directly behind the block of apartments. As you look at the car park from the road the parking space is the second one in on the right hand side.

Bedroom 1

10' 5" x 10' 2" (3.17m x 3.10m) Built in wardrobe, TV point, telephone point, window to side, wall mounted electric heater.

AGENTS NOTE

This second floor apartment benefits from a long remaining lease of approximately 100 years. The current ground rent as per January 2025 is £125 per annum and the current service charges as per January 2025 is £1080 per annum. The Elsea Park Community Trust fund fee is approximately £300 per annum. All of these can be paid monthly.



TENURE Leasehold

SERVICES Water and Electric

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S-3746566

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		