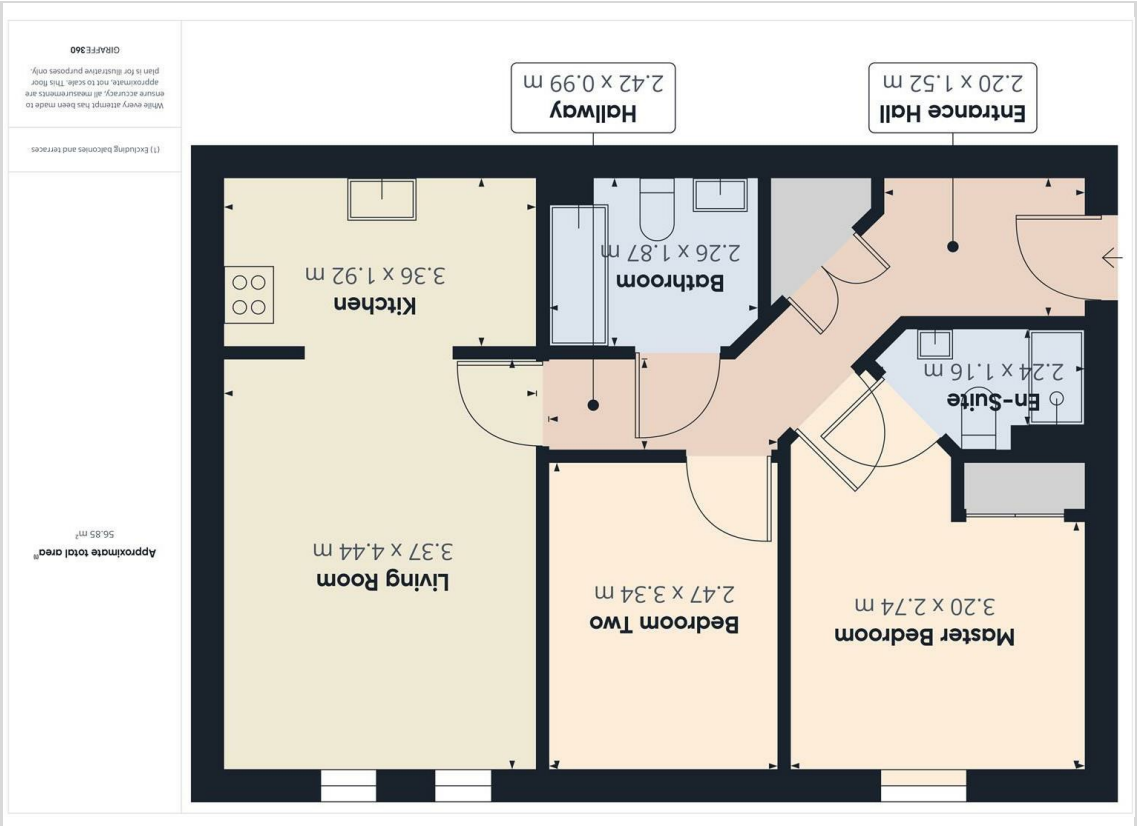




62 Sandown Drive  
 Bourne, PE10 0WP  
**£135,000**

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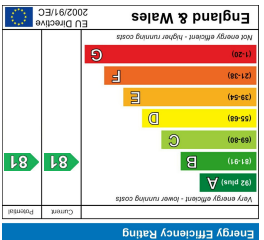
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the signing of contracts.

## 62 Sandown Drive

Bourne, PE10 0WP

This modern third floor apartment is located on a popular residential development in the Lincolnshire town of Bourne, boasting an impressive total area of 56 square metres and features a well-designed layout to maximize the use of space.

Access to the property is via a modern and nicely presented communal area. Entrance on the top floor is via a spacious entrance hall, and internally there are two cosy double bedrooms. The master bedroom benefits from built in wardrobes and an en-suite shower room. Each of the two bedrooms characterize a perfect infusion of comfort and functionality that adds to the appeal of this residence. A beautifully presented three-piece suite bathroom ensuring a relaxing bathing experience. The shared living space combines the kitchen and living area, readily equipped with a modern cooker for your culinary ventures. The property benefits from gas central heating and allocated parking to the rear. Shops, services and local amenities are all within a short walking distance. Enjoy the advantage of having everything within reach in this generously proportioned flat, balancing privacy and efficient use of space. With its convenient and practical design, this apartment is ideal for those seeking a simple but comfortable living environment. Early viewing advised

### Entrance Hall

7'2" x 4'11"

### Bathroom

7'4" x 6'1"



### Hallway

7'11" x 3'2"

### Kitchen

11'0" x 6'3"

### Living Room

11'0" x 14'6"

### Master Bedroom

10'5" x 8'11"

### En-Suite To Master Bedroom

7'4" x 3'9"

### Bedroom Two

8'1" x 10'11"

### EPC - B

81/81

### Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 113 years

Ground rent £225 per annum

Service charge £1263.84 per annum (£105.32 per month)

There is a community Green Space Charge payable, current figure is £276.10 payable over ten months.

