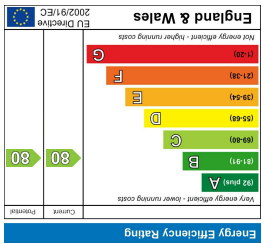


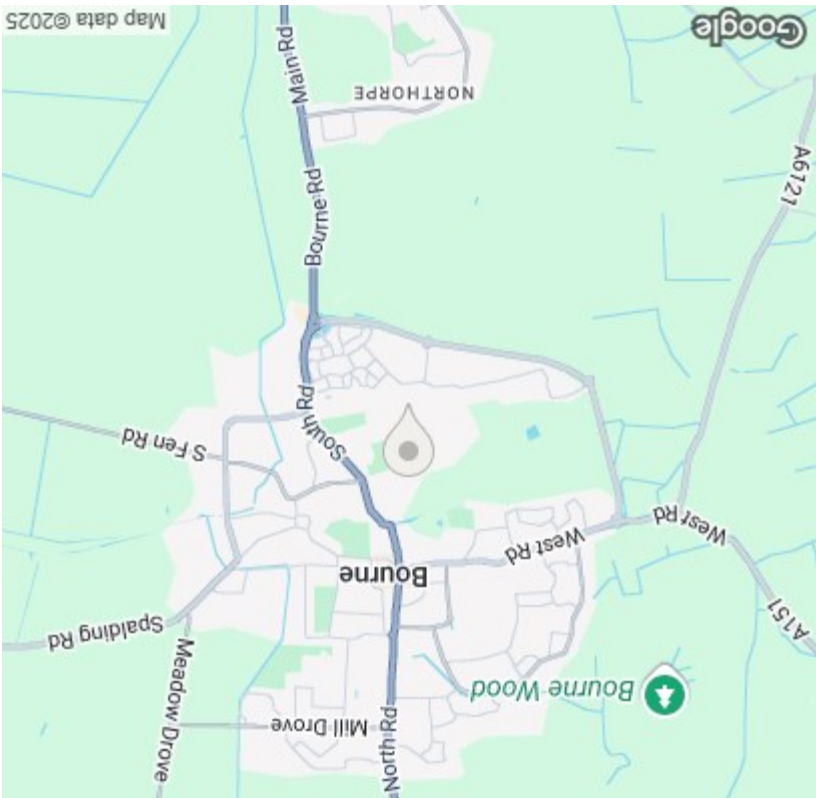
Disclaimer
Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 exchange of contracts.

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.

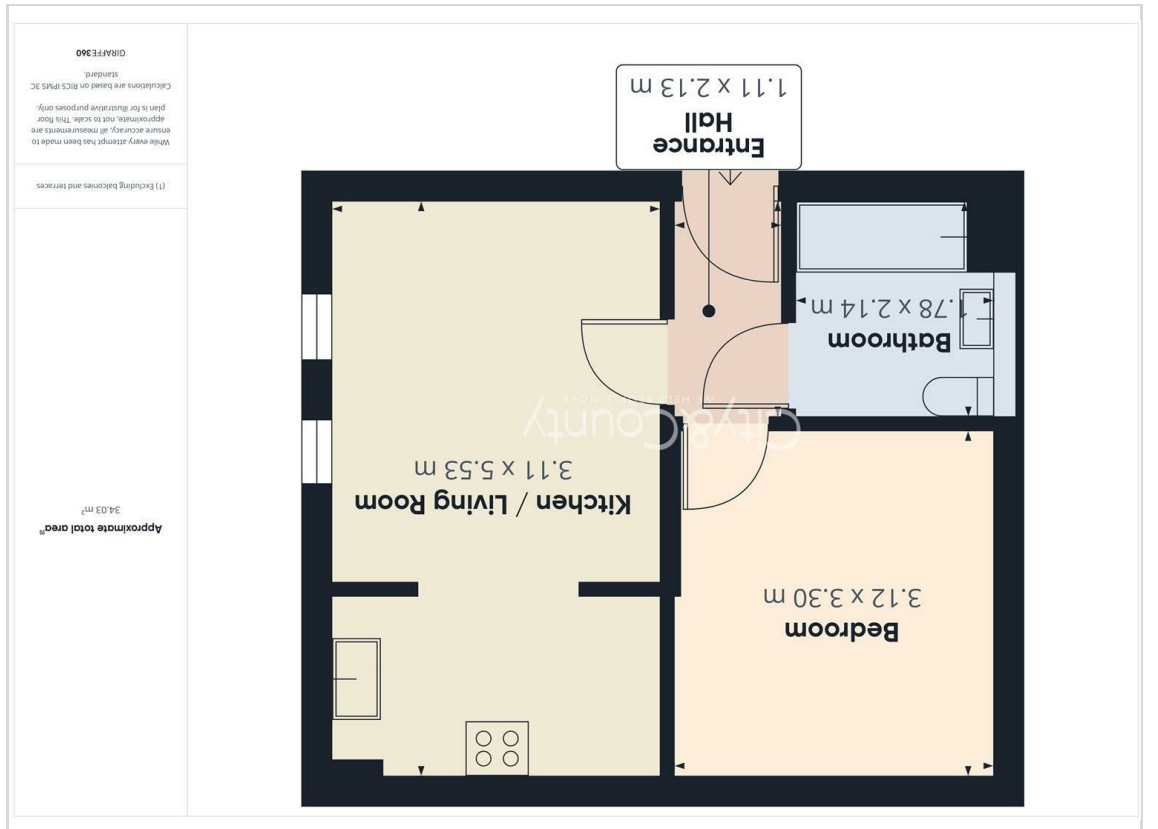
Viewing



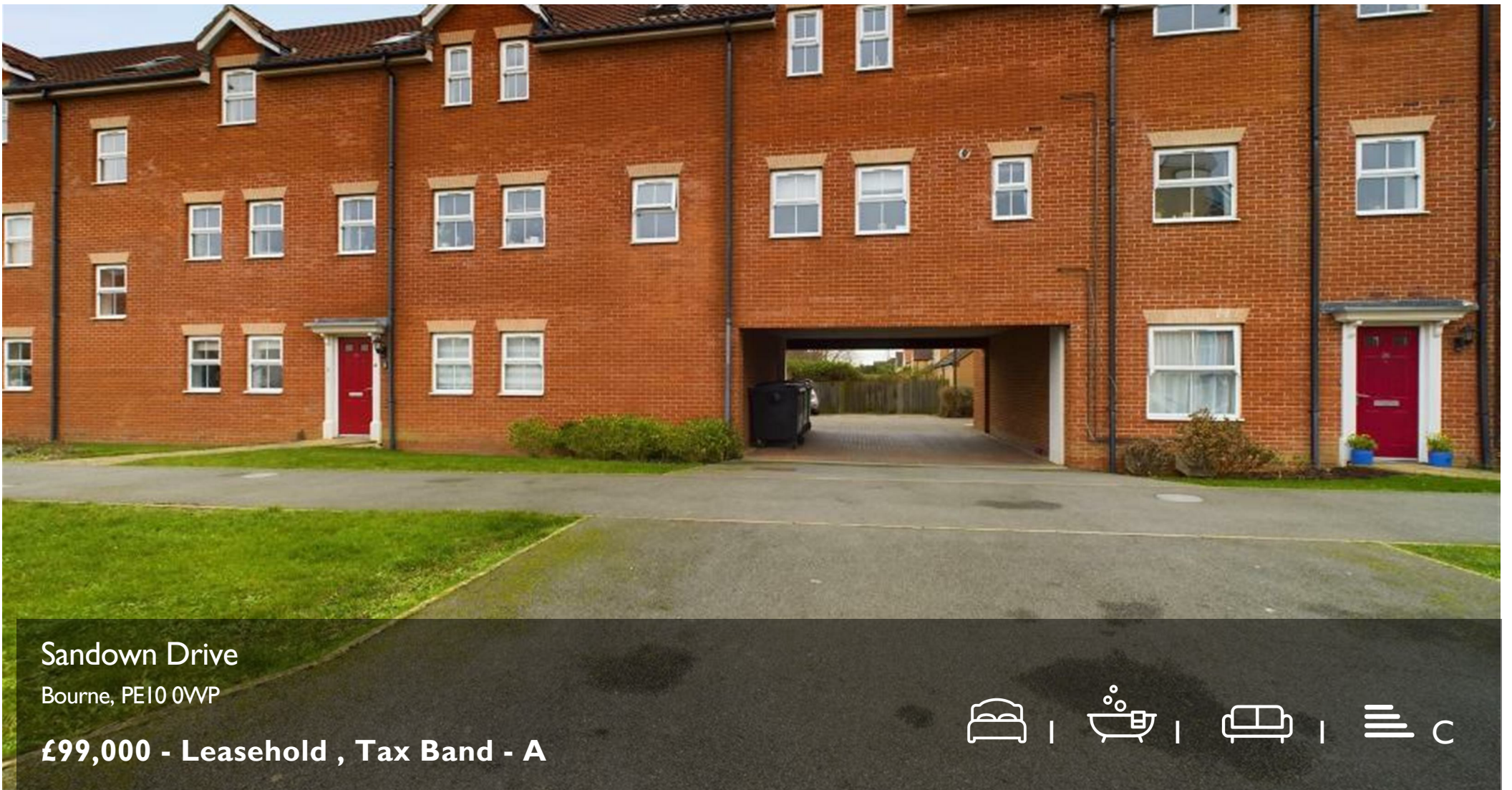
Energy Efficiency Graph



Area Map



Floor Plan



Sandown Drive
Bourne, PE10 0VP

Nestled within the sought-after Elsea Park development in Bourne, this immaculate top floor flat on Sandown Drive offers a delightful living experience. Accessed from the rear, adjacent to a well-maintained communal area, residents will find a set of stairs leading to the third floor, where this charming flat awaits.

Upon entering, you are greeted by a fresh and neutral decor that enhances the sense of space and light throughout. The entrance hall leads you into a modern open-plan living room, seamlessly connected to a fitted kitchen area, making it an ideal space for both relaxation and entertaining. The flat features a comfortable double bedroom, adorned with twin Velux roof windows that invite natural light, creating a warm and inviting atmosphere. The property also boasts a well-appointed three-piece suite bathroom, ensuring convenience and comfort for its occupants. With gas central heating, the flat promises warmth and cosiness during the cooler months. An allocated parking space at the rear adds to the practicality of this residence, making it an excellent choice for those seeking a blend of comfort, convenience, and community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

Entrance Hall

Kitchen/Living Room

Bedroom

Bathroom

EPC - C
80/80

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 £1123 per annum

There is a community Green Space Charge payable, current figure is £278 per annum

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No



Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements No
Shared driveway: No
Third party loft access: Not Known
Third party drain access: Not Known
Other: Not Known
Parking: Communal Car Park Allocated
Space, Rear Of Property
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Excellent, O2 - Great,
Three - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

