



Tilia Way, Bourne

 **NEWTON FALLOWELL**



## Key Features

- Ideal First Home or Investment Property
- Open Plan Living Accomadtion
- Dedicated Parking Space
- Large Double Bedroom
- Finished to a High Standard
- Council Tax Band - A
- EPC Rating - TBC
- Leasehold

£105,000





Situated in the heart of Bourne sits this generous one bedroom first floor flat. The property boasts stylish open plan living which includes a living/kitchen/dining area, a good-sized main bedroom and a modern three-piece bathroom. The property also benefits from its off-road parking, which is found to the rear of the building.

On entering the building, you are met by a secure entrance hall, with stairs rising to the different levels. Upon entering the the flat, you are greeted by a further entrance hall, which provides access into the main accommodation. The first room encountered is an impressive open plan kitchen/living/dining room benefitting from a juliet balcony. An inner hallway separates the main double bedroom with the main bedroom. To the rear of the property, dedicated off-road parking is found.



Kitchen 3.96m x 2.34m (13'0" x 7'8")

Lounge 3.43m x 3.40m (11'4" x 11'2")

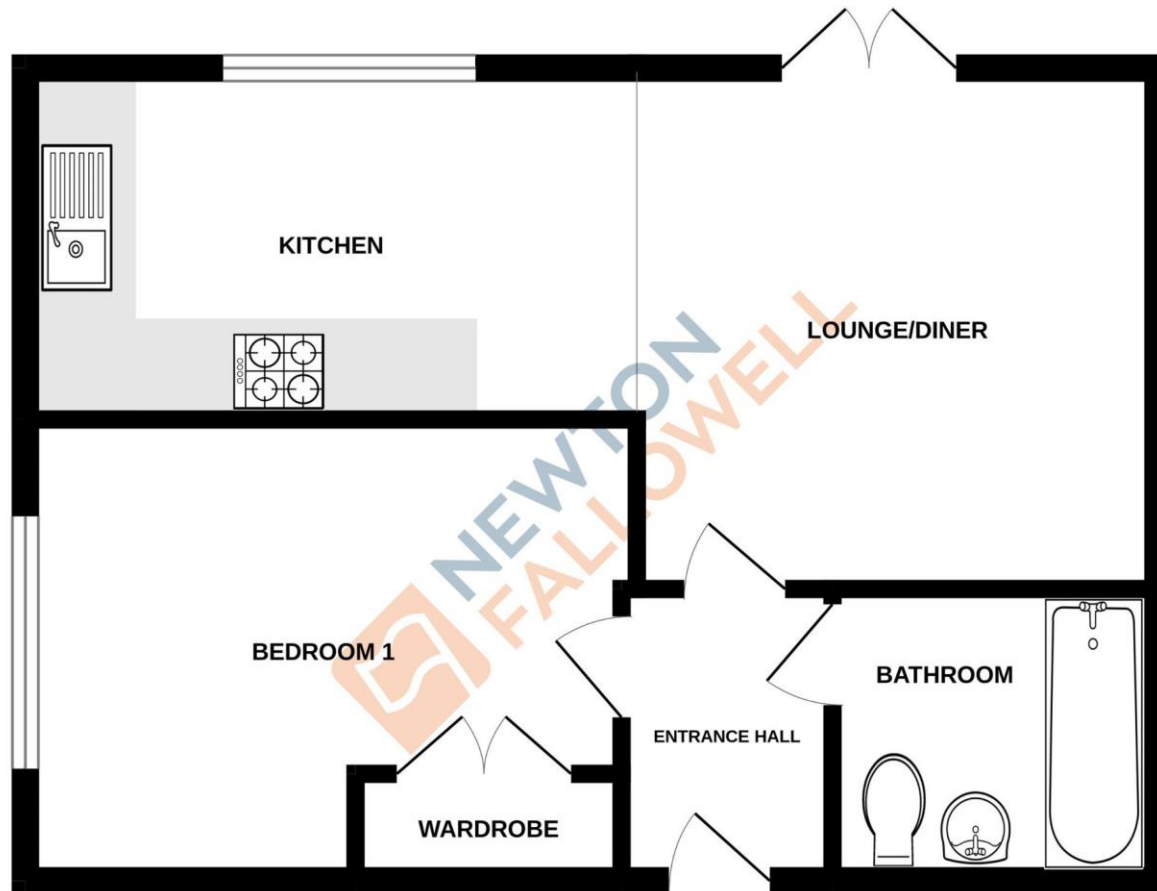
Bedroom One 3.91m x 3.00m (12'10" x 9'10")

Agent note - Leasehold

Lease Term Remaining approximately - 113 years

Ground rent and service charge is approximately - £1481 pa

GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: A

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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