



16 The Croft, Bourne, PE10 9GX

 **NEWTON FALLOWELL**





## Key Features

- NO ONWARD CHAIN
- Stunning Bunglaow Overlook  
Communal Gardens
- Excellent Community Events
- One double bedroom
- EPC Rating C
- Leasehold

£172,500







This delightful bungalow, located in the sought-after Croft complex designed exclusively Independent Retirement Living for those aged 55 and over, offers a perfect blend of comfort and convenience. Nestled in a peaceful community, the property provides a serene living environment with easy access to local amenities. Residents can enjoy the benefits of a private and secure setting, surrounded by beautifully maintained communal gardens, making it an ideal choice for those seeking a relaxed lifestyle.

Inside, the property features a spacious layout starting with a welcoming entrance hall that leads to all the main rooms. The large bedroom includes a built-in wardrobe for ample storage, while the modern shower room is equipped with a sliding door enclosure, a low-level WC, and a wash hand basin. The kitchen breakfast room is well-appointed with a range of base and wall-mounted units, an electric oven, a gas hob, an extractor hood, and an integrated fridge-freezer. The cozy living room, with double French doors, opens onto the garden, offering a lovely view and easy access to outdoor relaxation.

The exterior of the bungalow is equally appealing, with a private, fenced garden that ensures peace and privacy. The property also includes one designated parking space within a residents-only parking area, providing convenience and security. Additionally, the communal gardens are easily accessible, offering a beautiful outdoor space to enjoy without the maintenance worries.





## Entrance Hall

Living Room 3.97m x 3.67m (13'0" x 12'0")

Kitchen 4.26m x 2.78m (14'0" x 9'1")

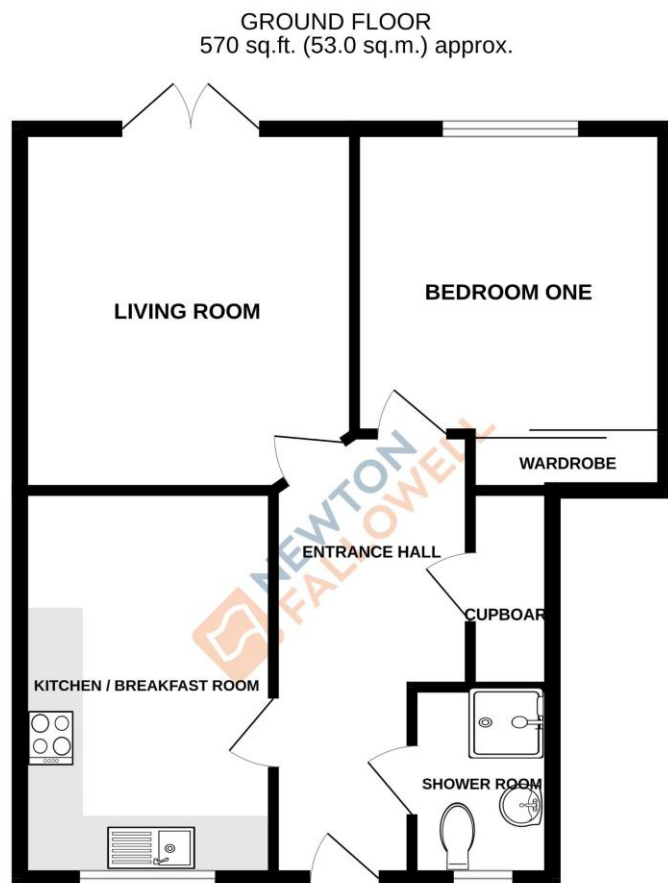
Bedroom 3.41m x 3.35m (11'2" x 11'0")

Shower Room 2.1m x 1.54m (6'11" x 5'1")

## Agent Note

- Tenure Type: Leasehold
- Lease Term: 125 Years granted 22/08/2014
- Qualifying Age: Male over 55 and Female over 55
- Service Charge : £232.53 ( Ground Rent £17.69 & Service Charge £214.84)





TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

#### 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.