



15 Church View, Bourne, PE10 9UQ

 **NEWTON FALLOWELL**



Key Features

- Ground floor apartment
- Ideal town centre location
- Studio apartment
- Dedicated Off Road Parking
- Three piece bathroom
- No onward chain
- Council Tax Band - A
- EPC Rating D
- Leasehold

£65,000



****NO ONWARD CHAIN**** Ground floor studio apartment situated in a prime location of the centre of Bourne, with local amenities on your doorstep. The apartment is on an ideal position of ground floor and features an open plan living room/bedroom with kitchen and three-piece bathroom.

A communal entrance to the block this apartment is located to the front. On entering the apartment, a hallway connects the living room and bathroom. The three-piece bathroom is partly tiled with white tiling. The living room is flooded with natural light and has ample space as the living room/dining room and bedroom. Completing the apartment is the kitchen which has an array of units.

Outside the front of the property is dedicated off road parking.

Agent note

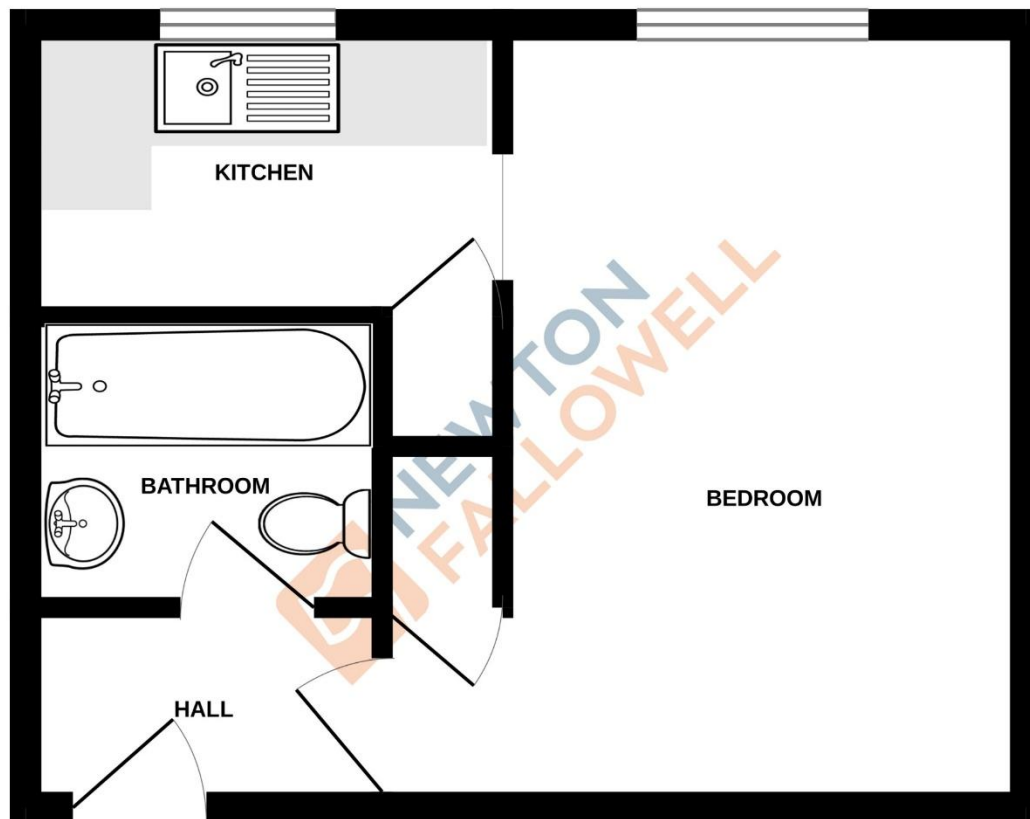
Lease hold property

Lease - 64 years remaining approximately

ground rent - £100 pa approximately

service charge - £540 pa approximately - £45 a month

GROUND FLOOR 273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 273 sq.ft. (25.4 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+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
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.