



28a South Street, Bourne, PE10 9LT

 **NEWTON FALLOWELL**

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Key Features

- NO ONWARD CHAIN
- Established First Floor Flat
- Walking Distance to Town Centre
- Ideal First Home or Investment Property
- Modern Recently Fitted Bathroom
- Stunning Views over an Open Green and River
- Council Tax Band - A
- EPC Rating E
- Leasehold

£90,000





NO ONWARD CHAIN This first-floor, two-bedroom flat is situated within an established, well-maintained building, offering a blend of modern convenience and comfortable living. Ideally located within walking distance of the town centre, this property provides easy access to local amenities while enjoying the stunning views over an open green and river.

The apartment features a spacious lounge filled with natural light and offering captivating views of an open green and the Bourne Eau. The contemporary kitchen is equipped with integrated appliances, offering a functional and stylish space perfect for daily living and entertaining. Both bedrooms are generously sized doubles, providing ample space for relaxation and storage. The recently fitted modern shower room boasts high-quality fittings and finishes, adding a touch of luxury to this property.

A side entrance leads to this property, enhancing its accessibility and ease of living. The flat's positioning within the building ensures privacy while maximizing the picturesque views from the living area.



Lounge 3.66m x 3.05m (12'0" x 10'0")

Kitchen/Breakfast Room 2.44m x 2.13m (8'0" x 7'0")

Bedroom One 3.05m x 2.74m (10'0" x 9'0")

Bedroom Two 2.74m x 2.44m (9'0" x 8'0")

Shower Room 1.89m x 2.21m (6'2" x 7'4")

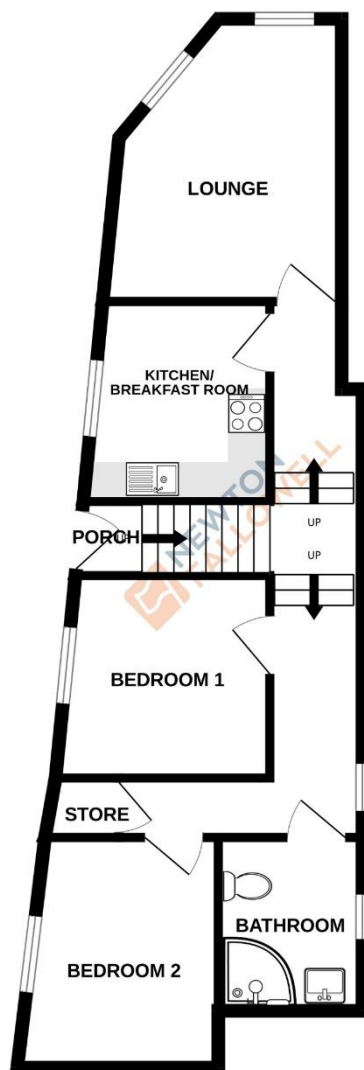
Agent Note

Leasehold property:

- * Lease Term Remaining - 962 years approximately
- * Service charge & ground rent is on a peppercorn rent
- * For further details please contact Newton Fallowell

TOTAL FLOOR AREA : 516 sq.ft. (47.9 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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FIRST FLOOR
516 sq.ft. (47.9 sq.m.) approx.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven

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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