



71 Tilia Way, Bourne, PE10 0QR

 **NEWTON FALLOWELL**



Key Features

- Ideal First Home or Investment Property
- Open Plan Living Accomadtion
- Dedicated Parking Space
- Large Double Bedroom
- Three-piece bathroom
- Loft Storage Space
- No onward chain
- EPC rating - C
- Leasehold

£98,000





Situated in the heart of Bourne sits this generous one bedroom Second 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 built-in wardrobe and the three-piece bathroom that includes a shower over the bath. To the rear of the property, dedicated off-road parking is found.

Agent Note

Leasehold

Lease Term Remaining approximately - 112 years
Ground rent and service charge is approximately £1481 pa. Building insurance is also included in the annual cost stated.

Entrance Hall 1.91m x 1.25m (6'4" x 4'1")

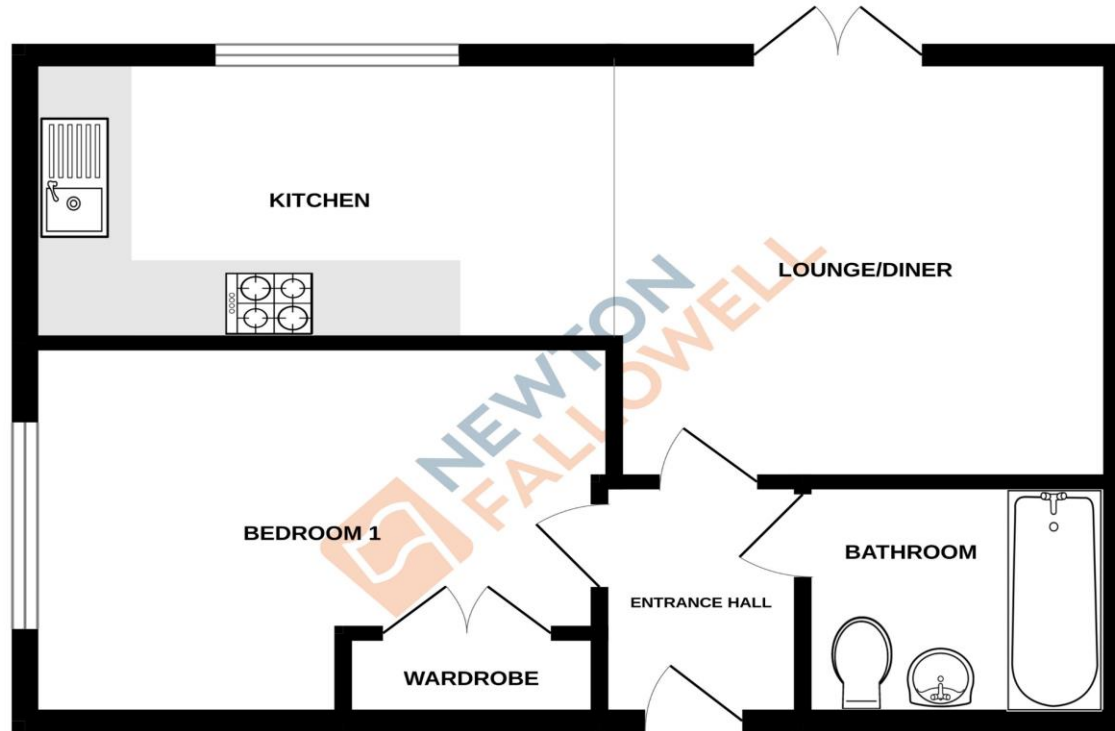
Living Room 3.45m x 3.4m (11'4" x 11'2")

Kitchen 3.98m x 2.32m (13'1" x 7'7")

Bedroom One 3.9m x 2.99m (12'10" x 9'10")

Bathroom 2.13m x 1.91m (7'0" x 6'4")

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



TOTAL FLOOR AREA : 424 sq.ft. (39.4 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.