



20, Church View, Bourne, PE10 9UQ

 **NEWTON FALLOWELL**



Key Features

- NO ONWARD CHAIN
- Spacious Studio Apartment
- Modern kitchen
- Modern Three Piece Shower Room
- Allocated Off Road Parking
- Updated electrics
- 9.5% Yield
- EPC Rating D
- Leasehold

£80,000



NO ONWARD CHAIN



This well-presented first-floor studio apartment enjoys a prime central Bourne location, placing all local amenities just moments away. An excellent option for first-time buyers or investors, the property stands out as being in notably better condition than others recently sold within the block.

The apartment features low-maintenance flooring, uPVC double glazing, a modern fitted kitchen, updated electrics, and a stylish three-piece shower room. Positioned at the front of the building, it is accessed via a communal entrance.

Inside, a welcoming hallway leads to the main living space and bathroom. The bright, open-plan living/bedroom area benefits from plenty of natural light and offers versatile space for both relaxation and dining. The contemporary kitchen provides a good range of units, generous storage, and ample worktop space. The shower room is finished with modern tiling and includes a sleek walk-in shower. Externally, the property offers allocated residents' parking for one vehicle.



A rare opportunity to secure a well-maintained, move-in-ready studio apartment in such a convenient central location.

Entrance Hall 1.97m x 0.89m (6'6" x 2'11")

Studio 4.47m x 2.97m (14'8" x 9'8")

Kitchen 1.96m x 1.68m (6'5" x 5'6")

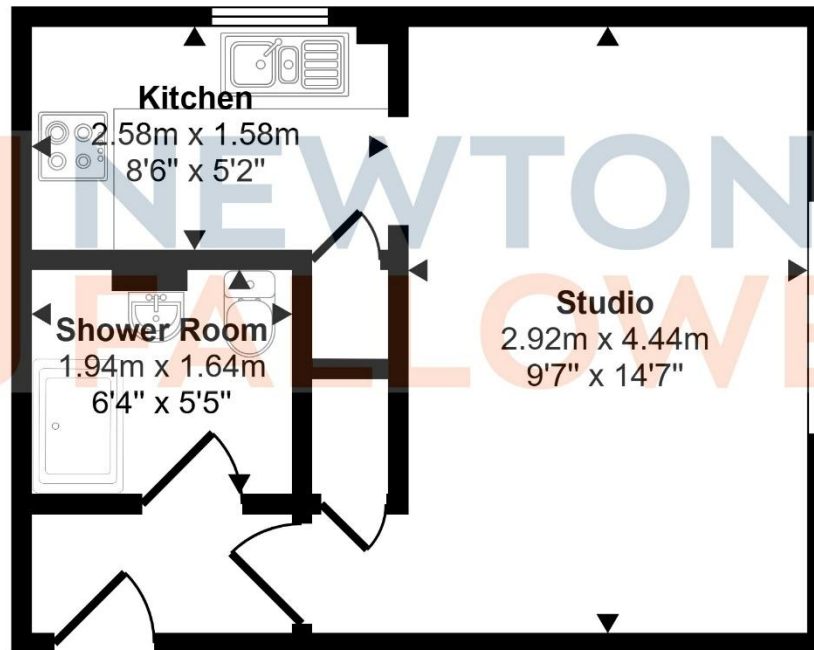
Shower Room 2.66m x 1.65m (8'8" x 5'5")

Agent Note

Lease Term Remaining 988 years

Service charge approximately £65pm

Approx Gross Internal Area
25 sq m / 269 sq ft



Studio

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



SCAN ME