



67 The Pollards, Bourne, PE10 0FR

 **NEWTON FALLOWELL**

 2  2  1

Key Features

- Ground Floor Apartment
- TWO BEDROOMS
- En-Suite and Bathroom
- Ideal First Time Purchase Or Investment
- Easy Access To The Town Centre
- NO ONWARD CHAIN
- Allocated Off Road Parking
- EPC Rating D
- Leasehold

£115,000





*** NO ONWARD CHAIN ***

This beautifully presented two-bedroom ground floor flat offers stylish open-plan living, an en-suite to the main bedroom, a modern family bathroom, and the added convenience of allocated parking.

Upon entering, the welcoming hallway provides access to the main living areas. The spacious and light-filled open-plan living and dining area seamlessly connects to a well-appointed kitchen, featuring generous storage and space for appliances. The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by a contemporary three-piece family bathroom. Externally, the property includes allocated parking

Entrance Hall

Lounge Diner 3.12m x 7.17m (10'2" x 23'6")

Kitchen 2.19m x 2.62m (7'2" x 8'7")

Principal Bedroom 3.14m x 3.4m (10'4" x 11'2")

En-suite 1.6m x 1.33m (5'2" x 4'5")

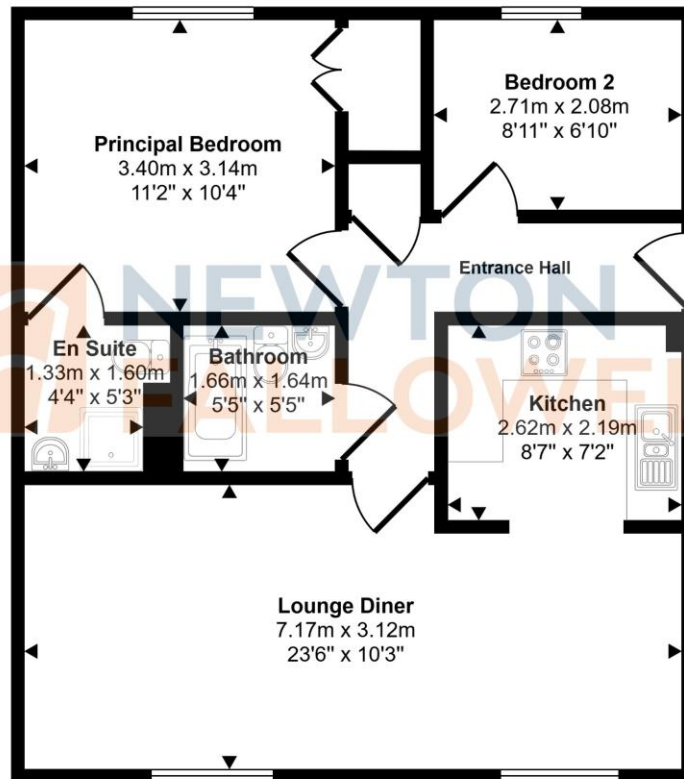
Bedroom Two 2.08m x 2.71m (6'10" x 8'11")

Bathroom 1.64m x 1.66m (5'5" x 5'5")

Lease

£125 a month over 10 months a £25 per month
Elsea park charge lease expires on the 31.12.2130

Approx Gross Internal Area
59 sq m / 636 sq ft



Floorplan

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