



 **NEWTON
FALLOWELL**

72 The Pollards, Bourne, PE10 0QB

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 2  1  1

Key Features

- First Floor Apartment
- Two Bedrooms
- Ideal First Time Purchase Or Investment
- No Onwards Chain
- Easy Access To The Town Centre
- Sold as Seen
- Long Lease
- EPC Rating C

£110,000





This well-presented two-bedroom first-floor flat offers spacious open-plan living and the added benefit of allocated parking, making it ideal for first-time buyers, investors, or those looking to downsize.

Upon entering, the entrance hall provides access to all areas of the property. The first room on the left is the main bedroom, which features built-in wardrobes and offers plenty of space. Further along the hall is the second double bedroom, also well-proportioned. Adjacent to the main bedroom is the modern bathroom, fitted with a three-piece suite including a bath, WC, and hand wash basin.



To the rear of the property is the light and airy open-plan living, dining, and kitchen area. The kitchen offers ample storage and is fitted with an integrated oven, and a freestanding washing machine.

Externally, the property benefits from allocated parking, providing added convenience.

Please note: All services and appliances have not and will not be tested.

Lease ends 2128



Entrance

Principal Bedroom 2.48m x 3.12m (8'1" x 10'2")

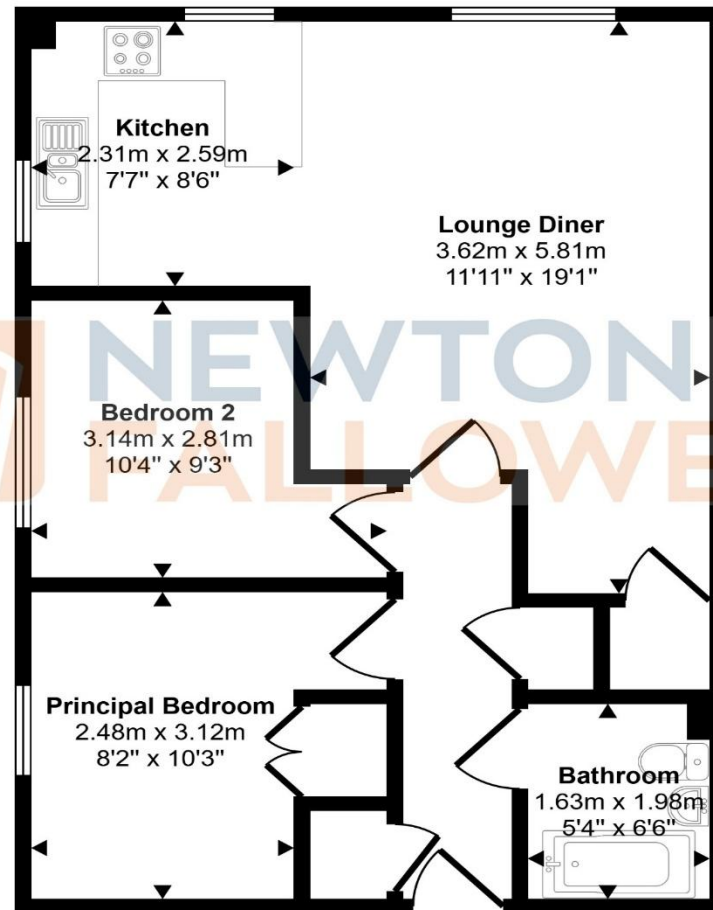
Bedroom 2 3.14m x 2.81m (10'4" x 9'2")

Kitchen 2.31m x 2.59m (7'7" x 8'6")

Lounge/Diner 3.62m x 5.81m (11'11" x 19'1")

Bathroom 1.63m x 1.98m (5'4" x 6'6")

Approx Gross Internal Area
55 sq m / 587 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