



Water Lane, Bourne  
£97,950 **Leasehold**

**QUENTIN  
MARKS**



# Key Features



125 Years remaining as of 01 Apr 2007

£200.00 Ground Rent pcm

Review due: Ask Agent

£954.22 Service Charge pcm

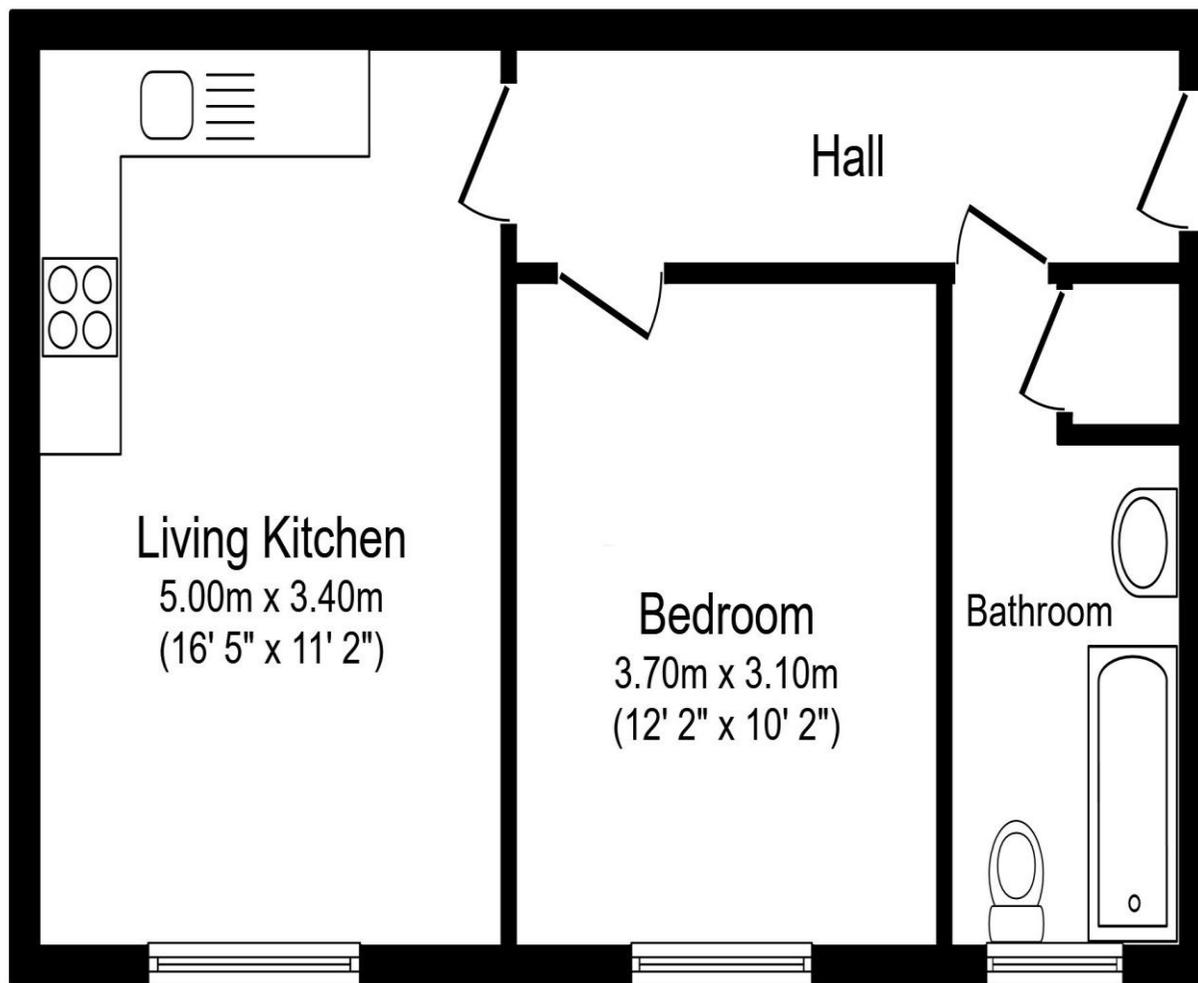
Review due: Ask Agent

- Lovely Apartment
- Overlooks Elsea Woods
- Double Bedroom
- Living Kitchen
- Bathroom With Shower

A beautifully presented second floor apartment situated on the edge of the popular Elsea Park development, enjoying attractive woodland views towards Elsea Woods.

Positioned in a small, well-maintained block, this apartment enjoys a number of advantages not typically found in similar properties including a loft, offering valuable additional storage space.





Floor Plan

Accessed via a secure entrance with entry phone system, the communal areas are clean and well-kept, with individual post boxes for each flat. A staircase leads to the second floor landing and private entrance to the apartment.

Inside, a welcoming hallway provides access to all rooms. The double bedroom is generously proportioned, comfortably accommodating a large bed and wardrobes. The bathroom is fitted with a three-piece suite, including a bath with shower attachment, glass screen, and modern finishes.

The open-plan living kitchen is an inviting space with 2 windows offering pleasant views. The kitchen is equipped with a range of base and wall units, a Neff induction hob with oven under, and plumbing for a washing machine. Vinyl flooring defines the kitchen area, while the lounge benefits from carpeted flooring and a TV point.

Additional features include a Hive heating system and a replacement Glow-worm gas central heating boiler, installed in the autumn of 2024.

Externally, the property includes an allocated parking space to the rear.

Ideal for first-time buyers or buy-to-let investors, viewing is highly recommended.

To view this property call Quentin Marks on:  
**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 391600

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INFORMATION



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