

18 SELLWOOD TERRACE MANNING ROAD, BOURNE, PE10 9GQ



£70,000

"Absolute bargain - investors call now!"

- PENTHOUSE APARTMENT
- TWO BEDROOMS
- GARAGE AND ALLOCATED PARKING
- NO ONWARD CHAIN
- CENTRAL BOURNE LOCATION
- READY TO MOVE INTO
- IDEAL INVESTMENT PROPERTY
- ABSOLUTE BARGAIN
- OPEN PLAN KITCHEN/LIVING AREA
- EPC ENERGY RATING B - COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to present to the market this exciting opportunity, ideal for first-time buyers or investors.

This well-presented apartment is offered with no onward chain and is ready to move straight into. Conveniently located in the centre of Bourne, the property is within walking distance of a wide range of local amenities.

The apartment briefly comprises two bedrooms, an open-plan kitchen/living area, a bathroom and the added benefit of a garage.

Opportunities like this are becoming increasingly rare and we anticipate high demand for viewings.

Agents Note:

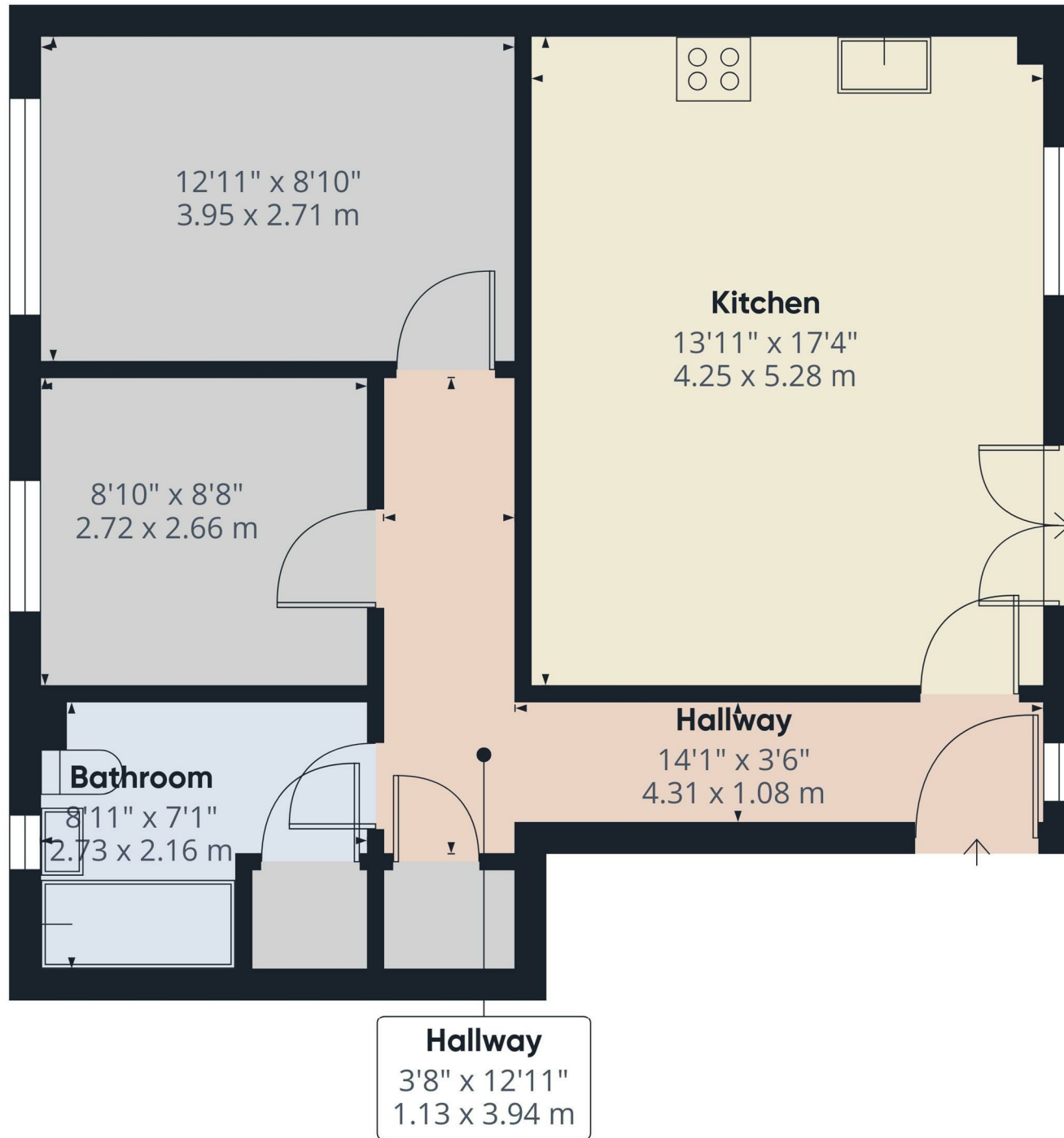
Leasehold information given by the vendor:

Lease length - 125 years from 01/07/2010

Monthly Service Charge - £289.12

 2 Bedrooms  1 Bathroom  1 Reception





Approximate total area⁽¹⁾

608 ft²

56.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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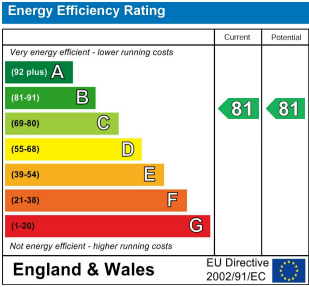


SERVICES & UTILITIES

Tenure: Leasehold Council Tax Band: A

For the MATERIAL INFORMATION REPORT on this property select the link - 30056176

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

