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Longstaff.com INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



37 Tilia Way , Bourne, PE10 0QR

£120,000 Freehold

- First Floor Apartment
- Two Bedrooms
- Lounge/Diner & Kitchen
- Bathroom
- Single Garage & No Chain

A perfect buy for a first time buyer or investor.
This apartment benefits from two bedrooms and spacious open plan living, very unusually there is also a single garage. Being sold with no onward chain this apartment should be viewed at the earliest opportunityopportunity to appreciate everything it has to offer.







ACCOMMODATION

Front door to Entrance hallway, security entrance phone, radiator, two built in storage cupboards.

LOUNGE/DINER

15' 3" x 9' 10" (4.65m x 3m) Media plate, radiator, French doors opening to Juliette style balcony, open through to Kitchen.

KITCHEN

11' 6" x 9' 4" (3.51m x 2.84m) Fitted wall mounted and floor standing cupboards with complimentary fitted worktops and splash backs, four ring gas hob with extractor canopy over, double electric







oven, space and plumbing under worktop for dishwasher, BEKO washing machine, space for fridge/freezer, radiator, wooden effect vinyl flooring, inset ceiling spot lights.

BEDROOM 1

15' 6" x 9' 0" (4.72m x 2.74m) TV point, telephone point, built in wardrobe, radiator, window to rear.

BEDROOM 2

11' 9" x 6' 11" (3.58m x 2.11m) Radiator, telephone point, window to rear.

BATHROOM

6' 3" x 6' 10" (1.91m x 2.08m) Panelled bath with shower over, glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, chrome heated ladder towel rail, vinyl flooring.

AGENTS NOTE

This property benefits from a long remaining lease of approximately 100 years. The current ground rent and maintenance charges are £352.84 per annum. All properties on Elsea Park have to pay the Elsea Park Community Trust Fund which is approximately £295.00 per year.

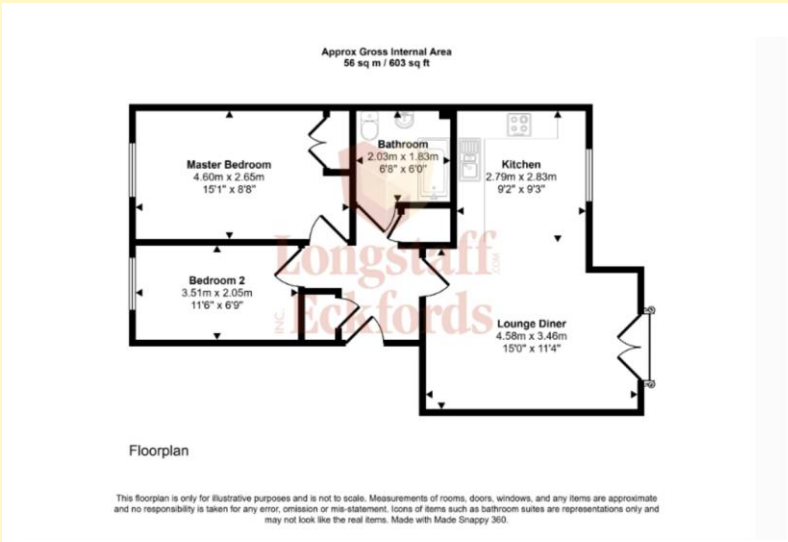
EXTERNALLY

This apartment benefits from parking in the communal carpark which is located at the rear of the block of the apartments. It also benefits from a single garage which is located in a block of four. As you drive into the carpark there is a coach house apartment on the left hand side and the garage is the third one on the right next to the coach house front door.

DIRECTIONS

From Eckfords and Longstaff office turn right and continue to the middle of Bourne. Proceed straight over at the traffic lights and continue to the large roundabout at the edge of Bourne. Take the third exit onto Elsea Park. At the end of Tilia Way turn left. Number 37 is located on the left hand side.

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TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND A

LOCAL AUTHORITIES
South Kesteven District Council 01476 406080
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: 18259
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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CONTACT

OnTheMarket.com
The Property Ombudsman
rightmove.co.uk
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