



15 Church View, Bourne, PE10 9UQ

 **NEWTON FALLOWELL**





## Key Features

- Ground floor apartment
- Ideal town centre location
- Studio apartment
- Dedicated Off Road Parking
- Three piece bathroom
- NO ONWARD CHAIN
- Council Tax Band - A
- EPC Rating D
- Leasehold

£65,000



\*\*\* NO ONWARD CHAIN \*\*\*



This ground-floor studio apartment is ideally positioned in the heart of Bourne, placing a wide range of local amenities right on your doorstep. Offering convenient, single-level living, the property features a bright open-plan living/bedroom area, a fitted kitchen, and a three-piece bathroom.

A communal entrance leads to the front of the building where the apartment is located. Inside, a central hallway provides access to the bathroom and main living space. The bathroom is partly tiled in white and includes a bath with overhead shower. The spacious living/bedroom area benefits from generous natural light, and the adjoining kitchen offers a good selection of units for storage and preparation.

Externally, the property includes dedicated off-road parking to the front.

Entrance Hall

Studio 4.33m x 2.85m (14'2" x 9'5")

Kitchen 1.59m x 2.59m (5'2" x 8'6")

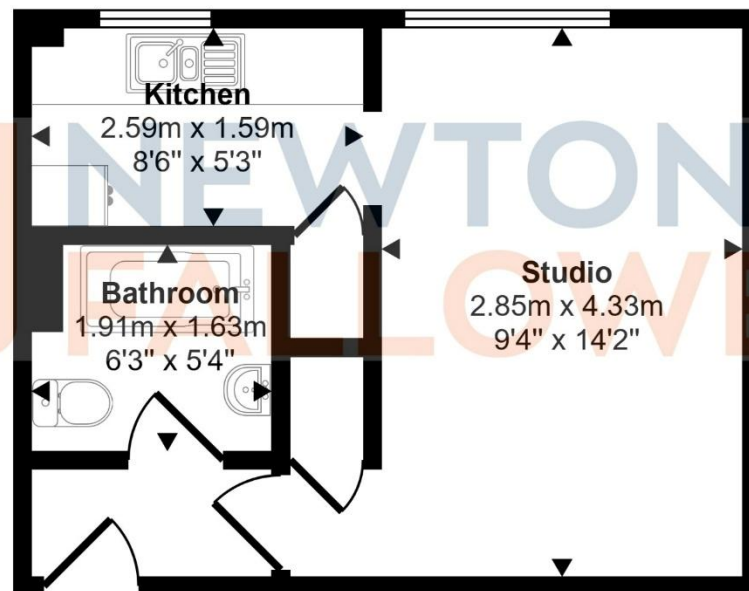
Bathroom 1.63m x 1.91m (5'4" x 6'4")

#### Agent note

Lease - 64 years remaining approximately  
ground rent - £100 pa approximately  
service charge - £540 pa approximately -  
£45 a month



**Approx Gross Internal Area**  
**24 sq m / 262 sq ft**



Studio

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**