



Tilia Way, Bourne  
£125,000 **Leasehold**

QUENTIN  
MARKS



# Key Features



125 Years remaining as of **01 Jan 2013**

**£270.00** Ground Rent Per Annum

Review due: **Ask Agent**

**£Ask Agent** Service Charge Per Annum

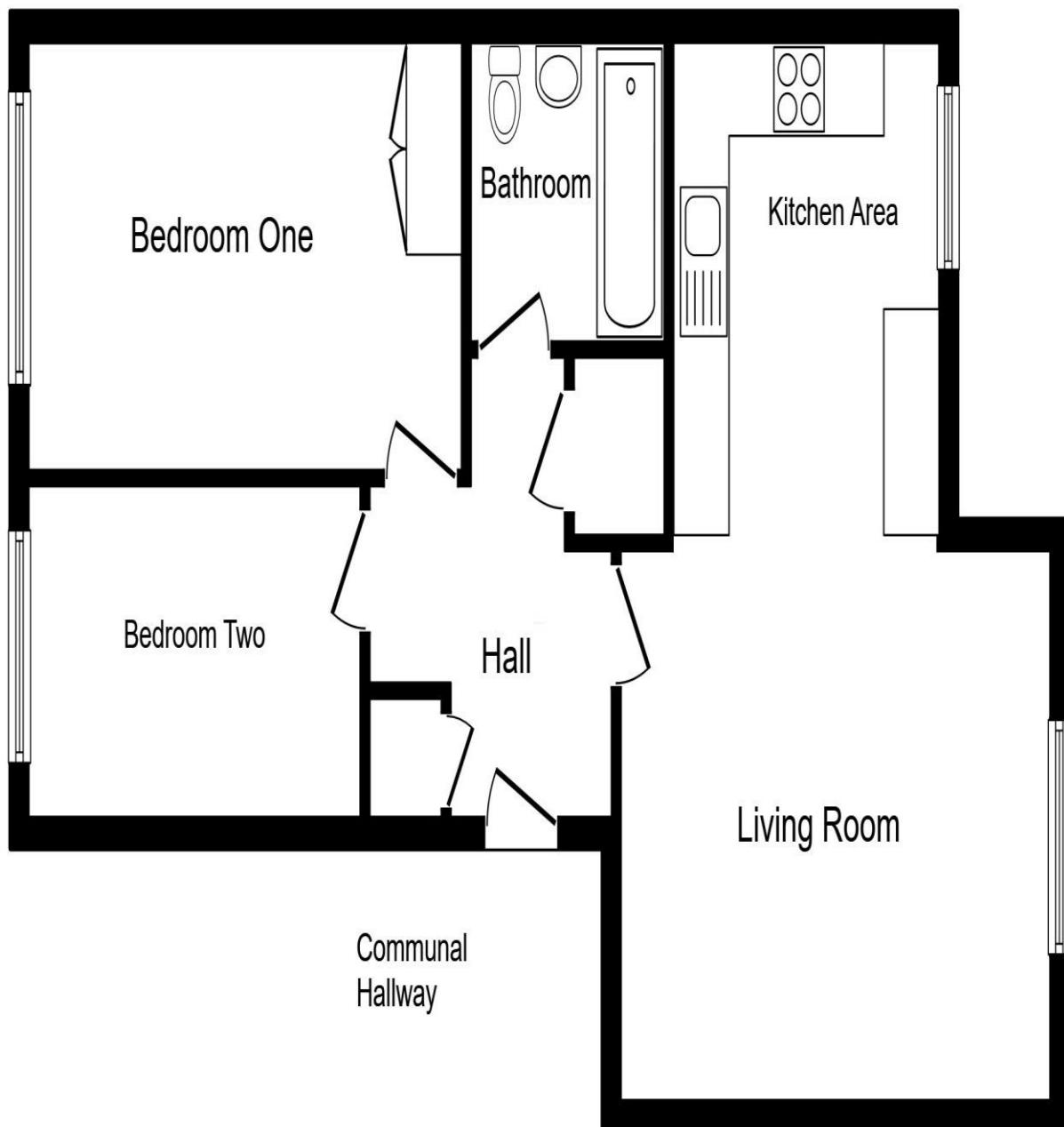
Review due: **Ask Agent**

- Ground Floor Apartment
- 2 Bedrooms
- Gas Central Heating
- Garage
- Open Plan Living / Dining / Kitchen

This immaculately presented ground floor apartment is located on the popular Elsea Park development, which offers convenient access to schooling, shopping, and community facilities. Unusually for an apartment, it benefits from gas-fired central heating and also includes a single garage.

Accessed from the rear via a communal hallway, the internal accommodation begins with an entrance hall featuring a good-sized built-in shelved cupboard and a further larger shelved storage cupboard. All principal rooms lead off the hall, including a generous open-plan kitchen/ living room. The kitchen is well-fitted with a





single-drainer china sink unit, a comprehensive range of base and eye-level units, and ample work surfaces. Integrated appliances include a gas hob with extractor, an eye-level double oven, fridge-freezer, and washing machine.

The kitchen opens into a well-proportioned lounge with a front-facing window, providing a comfortable and bright living space.

The main bedroom is a good-sized double and benefits from built-in wardrobes with hanging rail and shelving. The second bedroom is also well-sized for a single room. The bathroom is well appointed with a WC, wash-hand basin, panelled bath with independent shower over, shaver point, extractor fan, and a heated towel rail.

As mentioned, the property includes a single garage. The service charge is currently unconfirmed due to a change in management company; however, this information can be provided by the solicitor upon request. Until the Management Company situation is resolved, please note the apartment is only suitable for **CASH BUYERS ONLY**.

Elsea Park Charge Approx £280 per annum

Lounge: 4.66m x 3.04m

Kitchen: 2.88m x 2.69m

Bedroom 1: 4.70m x 2.76m

Bedroom 2: 3.60m x 2.14m

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

# Selling your property?

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

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 sales@quentinmarks.co.uk

 [www.quentinmarks.co.uk](http://www.quentinmarks.co.uk)



SCAN FOR MORE  
INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100575 - 0001

