



Flat 20, Church View, Church Walk

In Excess of £75,000

 **NEWTON FALLOWELL**

## Flat 20

Church View, Bourne

\*\*\*NO ONWARD CHAIN\*\*\* A well-presented first-floor studio apartment in the heart of Bourne, placing all local amenities just moments away boasting a replacement shower room & kitchen.

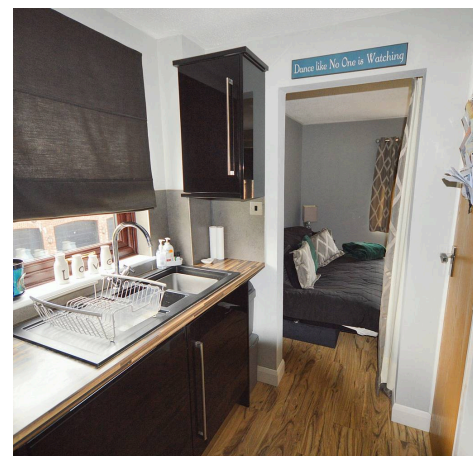
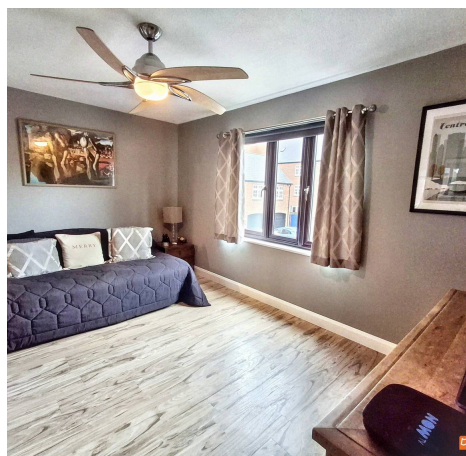
Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious Studio Apartment
- Centrally Located in Bourne
- Modern Fitted Kitchen
- Modern Three Piece Shower Room
- Allocated Off Road Parking
- No Onward Chain
- Ideal First Home or Investment/BTL
- Viewing Highly Recommended





#### Entrance Hall

6' 6" x 2' 11" (1.97m x 0.89m)

#### Studio

14' 8" x 9' 9" (4.47m x 2.97m)

#### Kitchen

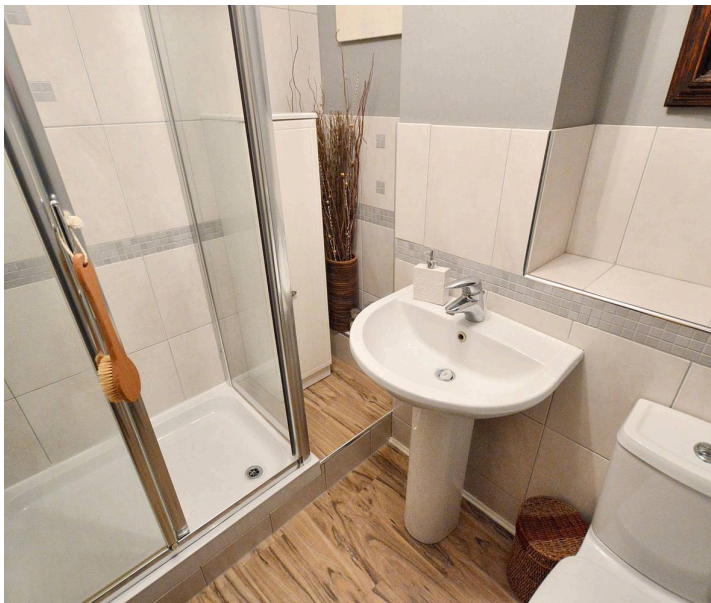
6' 5" x 5' 6" (1.96m x 1.68m)

#### Shower Room

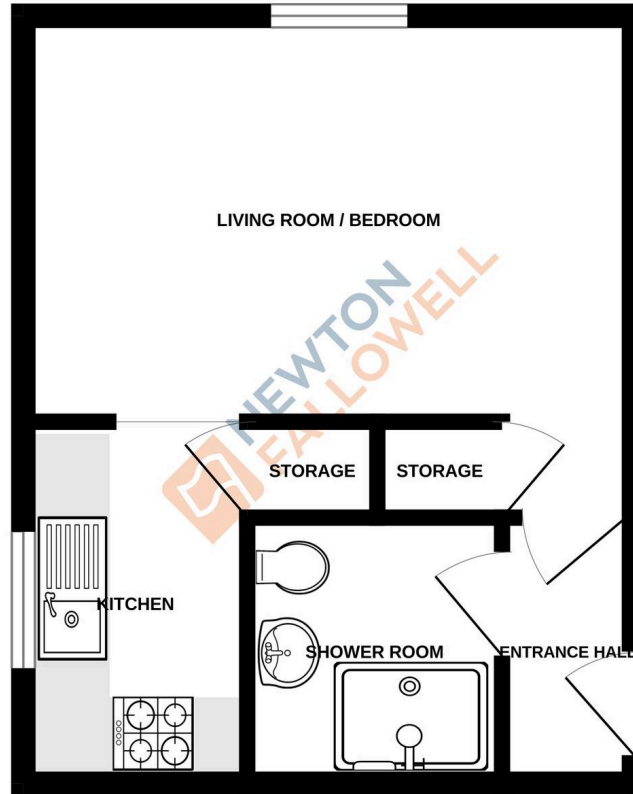
8' 9" x 5' 5" (2.66m x 1.65m)

#### Agent Note

The vendor has informed us the property is leasehold with a share of the freehold Lease Start Date 01/07/2014 Lease End Date 31/01/3013 Lease Term 999 years from 31 January 2014 Lease Term Remaining 988 years Service charge approximately £65pm



GROUND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 272 sq.ft. (25.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Newton Fallowell - Bourne

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