



53 Tilia Way, Bourne

Offers Over £100,000

 **NEWTON FALLOWELL**

## 53 Tilia Way

Bourne, Bourne

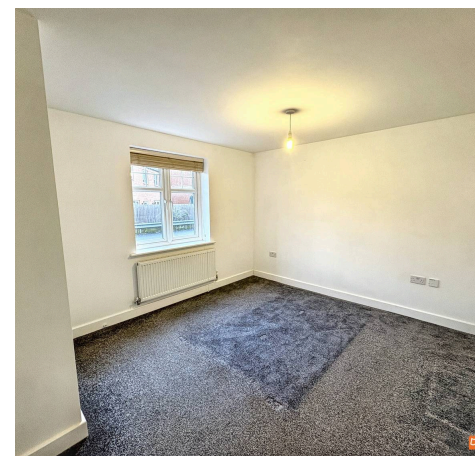
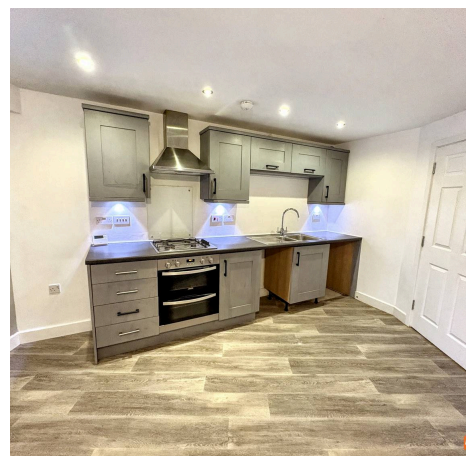
Nestled within the sought-after Elsea Park development in Bourne, this immaculate ground floor flat on Tilia Way offers a delightful living experience. Offering a main double bedroom, open plan living kitchen area and a well presented shower room.

Upon entering, you are greeted by a fresh and neutral decor that enhances the sense of space and light throughout. The entrance hall leads you into a modern open-plan living room, seamlessly connected to a fitted kitchen area, the modern kitchen boasts ample storage, a built-in oven with gas hob and extractor, and space for freestanding appliances, including a fridge/freezer, dishwasher, and washing machine, making it an ideal space for both relaxation and entertaining. The flat features a comfortable double bedroom, with a built in wardrobe area. The property also boasts a well-appointed three-piece suite shower room, ensuring convenience and comfort for its occupants. With gas central heating, the flat promises warmth and cosiness during the cooler months. An allocated parking space at the rear adds to the practicality of this residence, making it an excellent choice for those who value ease of access. Furthermore, the vibrant centre of Bourne, along with a variety of local facilities, is just a stone's throw away, providing everything you need for daily living.

This ground floor flat is not just a home; it is a lifestyle choice, perfectly positioned for those seeking a blend of comfort, convenience, and community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

Council Tax band: A

Tenure: Leasehold





### Hallway

### Open Plan Living Kitchen/Diner

19' 10" x 13' 1" (6.05m x 3.98m)

### Bedroom

12' 2" x 10' 10" (3.72m x 3.30m)

### Shower Room

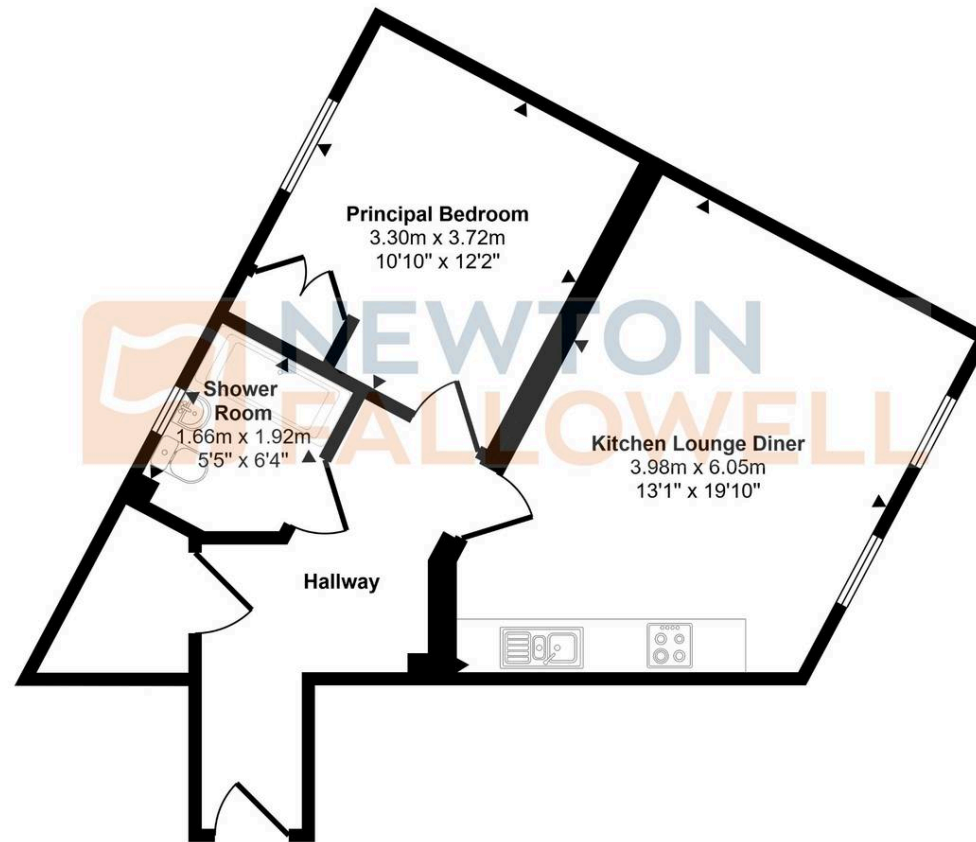
6' 4" x 5' 5" (1.92m x 1.66m)

### Agent Note

The property is leasehold. The vendor has advised us that at the time of listing, the property had approx. 113 years left on lease, Ground rent is £313 Per Annum and service charge is £445.82 Per Annum



Approx Gross Internal Area  
50 sq m / 534 sq ft



Floorplan

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.

Newton Fallowell - Bourne

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