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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



Flat 1, The Corn Mill, Bourne, Lincolnshire PE10 9GN

£125,000 Leasehold

- Ground Floor Apartment
- Entrance Hallway
- Lounge
- Kitchen
- Two Bedrooms

GROUND FLOOR APARTMENT.

This spacious ground floor apartment is ideally located close to Bourne town centre. It has recently been renovated throughout. The accommodation includes a good size lounge, modern fitted kitchen, two bedrooms and a bathroom.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Timber door to Entrance Hallway: Inset floor mat, wall mounted electric storage heater.

BEDROOM 1

9' 6" x 8' 9" (2.9m x 2.67m) Wall mounted electric heater, exposed wooden ceiling beam, window to front with secondary double glazing.

BEDROOM 2

8' 8" x 5' 10" (2.64m x 1.78m) Wall mounted electric heater, window to front with secondary double glazing, exposed wooden ceiling beam.



LOUNGE/DINER

17' 9" x 9' 7" (5.41m x 2.92m) Wall mounted electric storage heater, window to front with storage double glazing, feature exposed brick wall, TV point, telephone point.

KITCHEN

5' 4" x 9' 11" (1.63m x 3.02m) Fitted wall mounted and floor standing cream fronted cupboards with complimentary wooden effect worktops and splash backs, inset stainless steel sink and drainer with mixer tap, four ring electric hob with chrome extractor canopy over, eye level electric oven, three deep pan drawers, kick board electric heater, integrated washing machine, integrated fridge and freezer, exposed wooden ceiling beam, inset ceiling spot lights, wooden effect vinyl flooring.

BATHROOM

Panelled bath, low level WC with concealed flush, pedestal wash hand basin, enclosed shower cubicle, complimentary splash back tiling, ceramic floor tiles, extractor fan, exposed wooden ceiling beam, wall mounted electric heater.

STORAGE

This apartment benefits from a large storage cupboard which is located in the main block on the second floor.

AGENTS NOTE

This apartment benefits from a long remaining lease. The monthly service charge which includes: Buildings insurance, up keep of the communal areas, maintenance of the lift and exterior window cleaning is £120 per month.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Water and Electric

COUNCIL TAX BAND B

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: 17476

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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