



53 Tilia Way, Bourne, PE10 0QR

 **NEWTON FALLOWELL**



Key Features

- Ground Floor Flat
- Double Bedroom
- Allocated Off Road Parking
- Ideal First Time Purchase Or Investment
- Gas Central Heating
- Modern Kitchen/Living Room
- Well Presented Shower Room
- EPC Rating C
- Leasehold

Offers in Excess £100,000





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.

Hallway

Kitchen/ Lounge/Diner 3.98m x 6.05m (13'1" x 19'10")

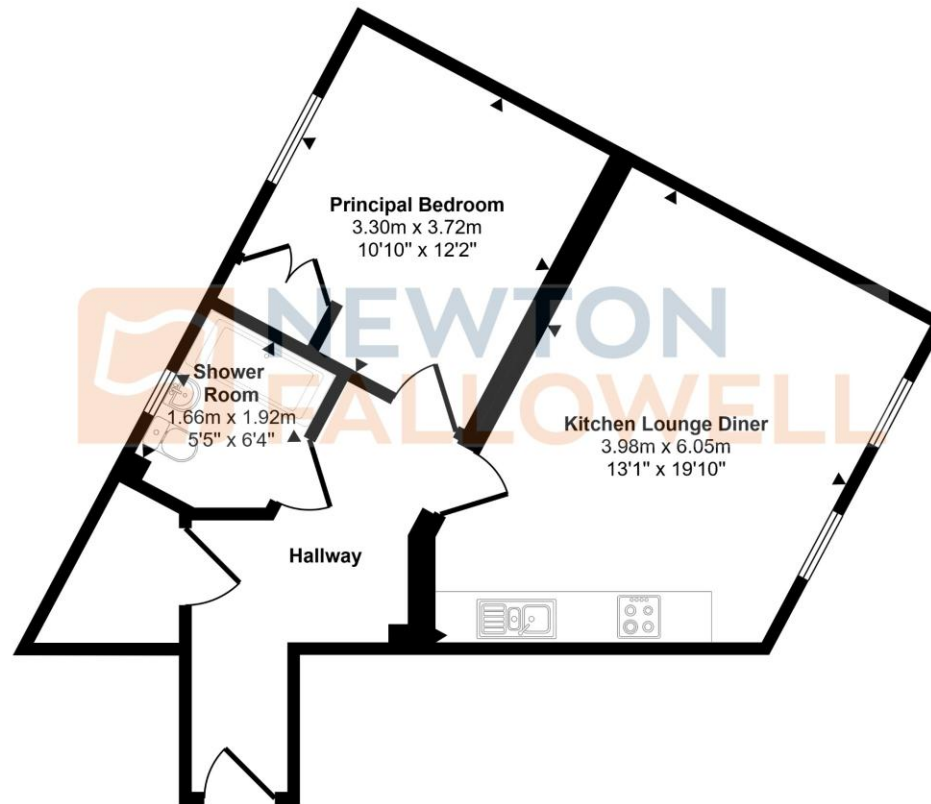
Principal Bedroom 3.3m x 3.72m (10'10" x 12'2")

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

Charges

113 years left on lease, Ground rent is £313 P/Annum and service charge is £445.82Per 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.

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.



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