



Flat 20, Church View, Church Walk

In Excess of £75,000

 **NEWTON FALLOWELL**

Flat 20

Church View, Bourne

*****NO ONWARD CHAIN*****

This well-presented first-floor studio apartment enjoys a prime central Bourne location, placing all local amenities just moments away. An excellent option for first-time buyers or investors.

The apartment features low-maintenance flooring, uPVC double glazing, a modern fitted kitchen, updated electrics, and a stylish three-piece shower room. Positioned at the front of the building, it is accessed via a communal entrance.

Inside, a welcoming hallway leads to the main living space and bathroom. The bright, open-plan living/bedroom area benefits from plenty of natural light and offers versatile space for both relaxation and dining. The contemporary kitchen provides a good range of units, generous storage, and ample worktop space. The shower room is finished with modern tiling and includes a sleek walk-in shower.

Externally, the property offers allocated residents' parking for one vehicle.

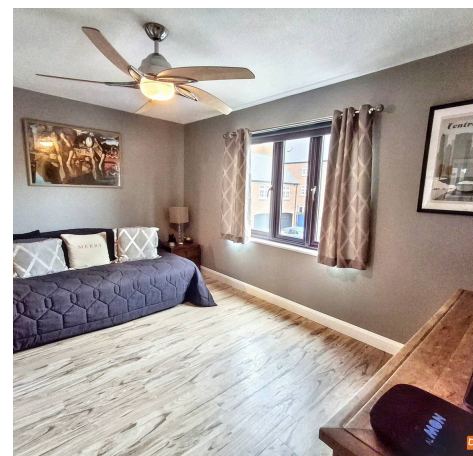
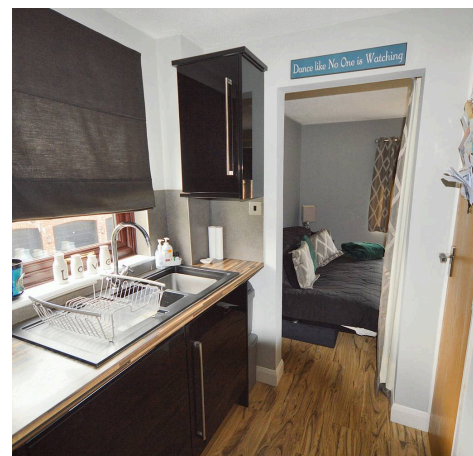
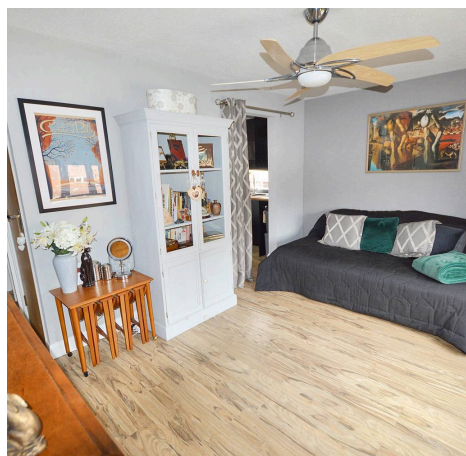
A rare opportunity to secure a well-maintained, move-in-ready studio apartment in such a convenient central location.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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

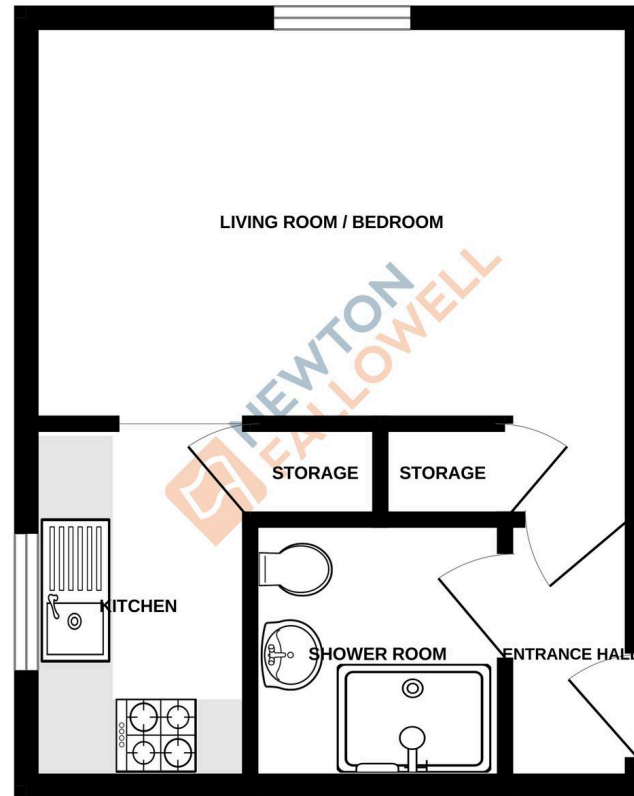
8' 9" x 5' 5" (2.66m x 1.65m)

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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