



38 Sandown Drive, Bourne

In Excess of £95,000

 **NEWTON FALLOWELL**

## 38 Sandown Drive

Bourne, Bourne

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

This beautifully presented one-bedroom third floor flat offers stylish open-plan living, views outlooking over Elsea Park and the adjacent green space, a double bedroom with in-built storage, a modern bathroom and the added convenience of allocated parking.

Upon entering, the welcoming hallway provides access to the main living areas with storage as you enter into the hallway. The spacious and light-filled open-plan living and dining area seamlessly connects to a well-appointed kitchen with an integral washing machine and featuring generous storage and space for appliances. The main bedroom benefits from a built in storage space and a contemporary three-piece family bathroom.

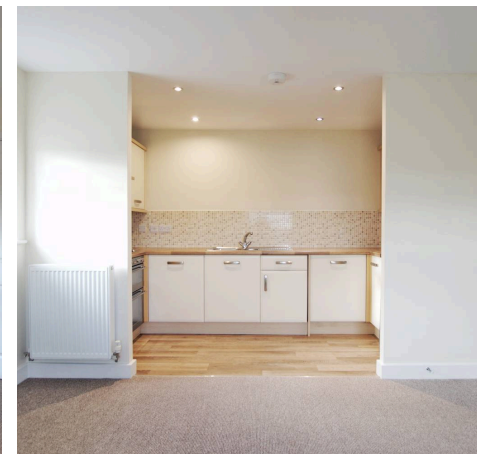
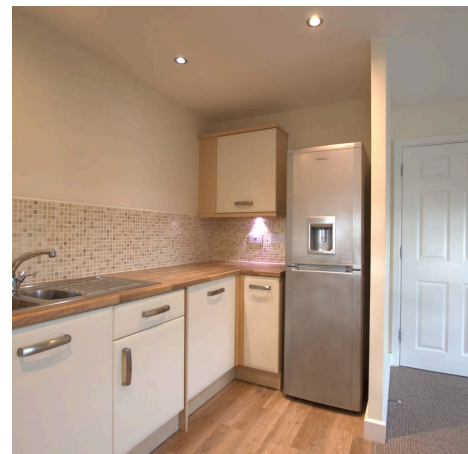
Externally, the property includes an allocated parking space

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





#### Hallway

#### Lounge

13' 0" x 12' 11" (3.96m x 3.93m)

#### Kitchen

11' 8" x 5' 4" (3.56m x 1.63m)

#### Bedroom

8' 11" x 8' 2" (2.73m x 2.48m)

#### Bathroom

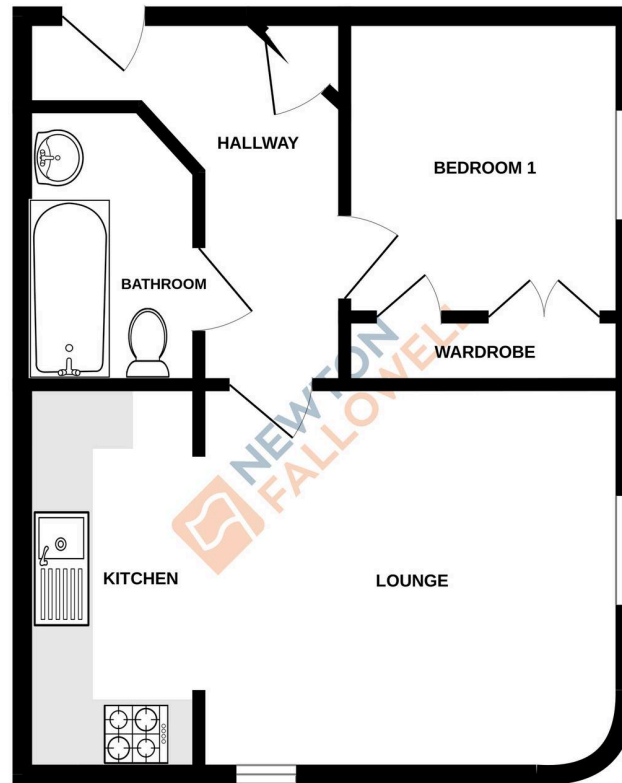
5' 4" x 8' 1" (1.62m x 2.46m)

#### Agent Note

The property is Leasehold with approx. 111 Years remaining on Lease Ground Rent and Service Charge - £1700 PA



GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 418 sq.ft. (38.8 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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