



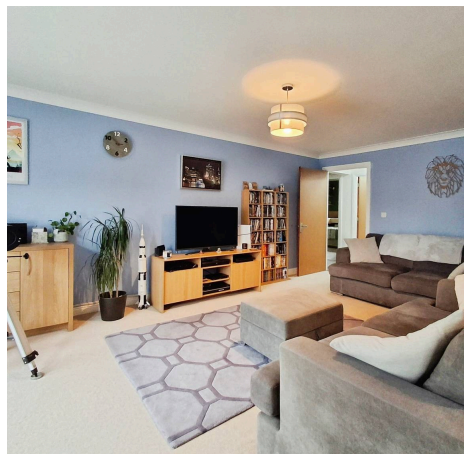
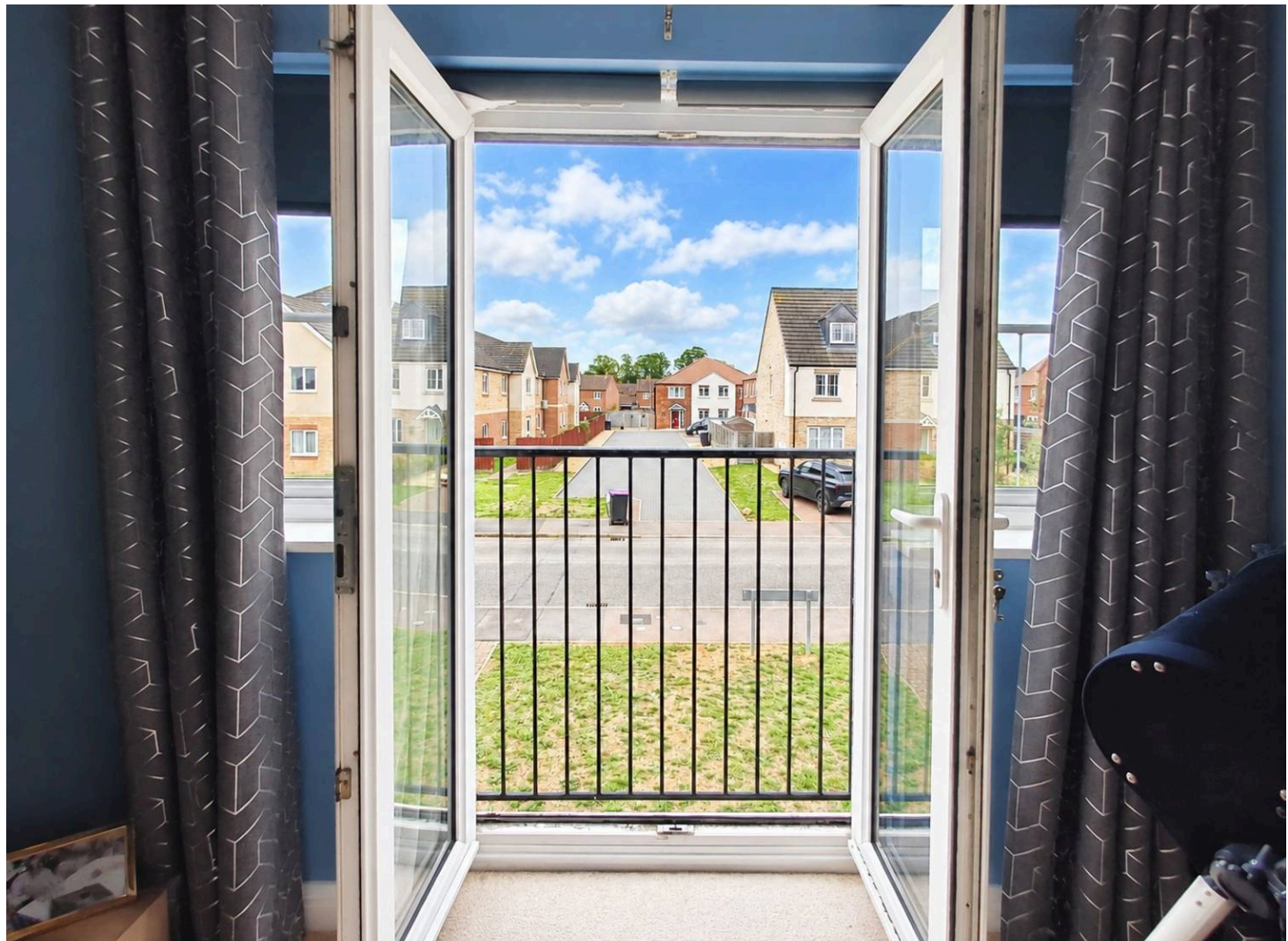
Flat 9, Falcon Court Falcon Way, Bourne
£33,500

 **NEWTON FALLOWELL**

Flat 9

Falcon Court Falcon Way, Bourne

A fantastic opportunity to step onto the property ladder with this well-presented two-bedroom apartment, available to purchase on a 25% shared ownership basis. This spacious apartment benefits from a refurbished kitchen and family bathroom, two generous double bedrooms and a bright, south-facing lounge/diner with Juliet balcony doors. The versatile living space also offers excellent potential for a home office or children's play area, making it an ideal choice for first-time buyers, couples or small families. The spacious lounge/diner is a real highlight of the home, with south-facing Juliet balcony doors allowing plenty of natural light to flood the room and create a bright, welcoming atmosphere. There is ample space for both relaxing and entertaining, with additional flexibility to accommodate a dedicated workspace for those working from home or a play area for younger family members. The refurbished kitchen has been thoughtfully fitted to provide ample workspace and room for a dishwasher, washing machine and fridge/freezer, alongside a sink and a half with drainer. The combination boiler was replaced approximately five years ago, providing further peace of mind. Both bedrooms are well-proportioned doubles. The principal bedroom benefits from a fitted double wardrobe, offering convenient built-in storage, while the second bedroom provides excellent flexibility for guests or children. Completing the accommodation is the refurbished family bathroom, featuring a panelled bath with a double shower, pedestal wash hand basin and close-coupled WC. Outside does offer parking space for two vehicles.





Entrance Hall

3' 5" x 11' 8" (1.05m x 3.55m)

Lounge Diner

11' 11" x 18' 8" (3.63m x 5.69m)

Office

7' 9" x 10' 1" (2.37m x 3.07m)

Kitchen

8' 2" x 10' 10" (2.48m x 3.30m)

Bedroom One

9' 3" x 17' 8" (2.83m x 5.39m)

Bedroom Two

9' 3" x 10' 10" (2.83m x 3.30m)

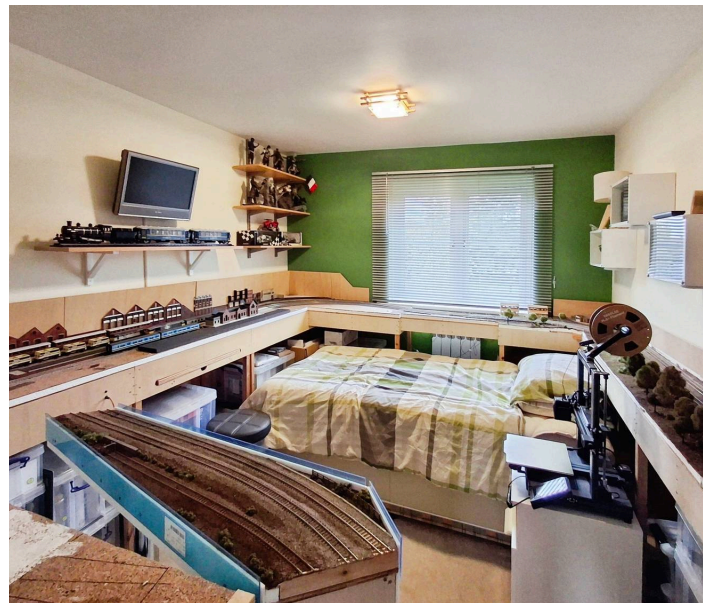
Bathroom

5' 7" x 7' 11" (1.69m x 2.41m)

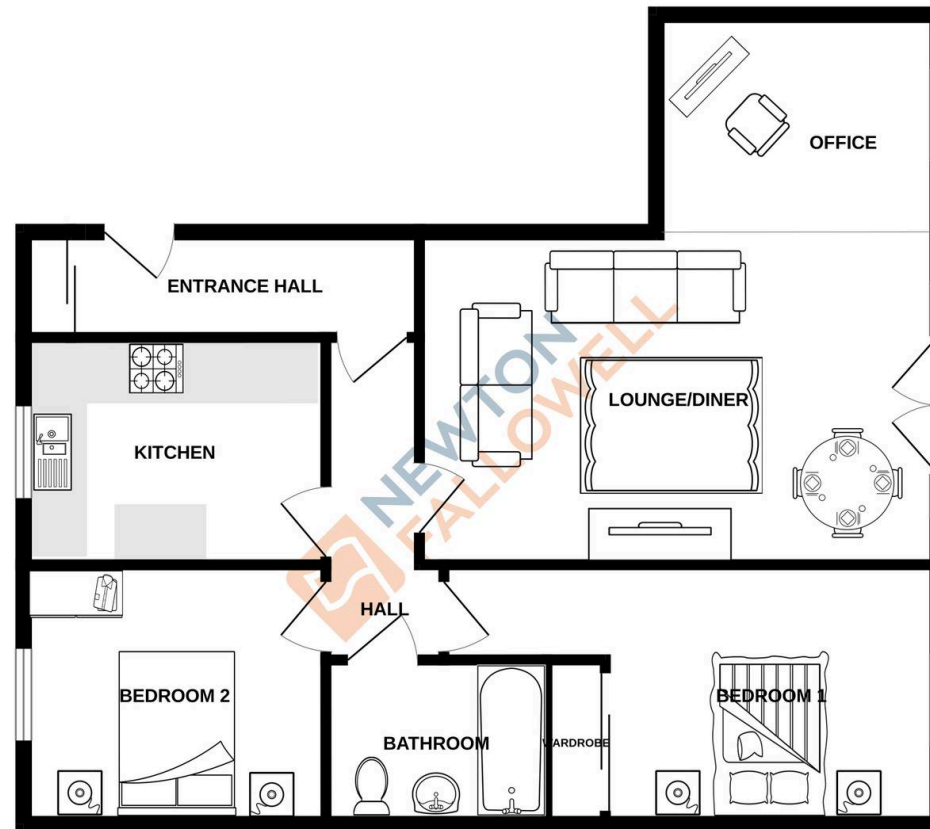
Leasehold

82 Years left on the lease with ground rent and service charge at £341PCM

Shared Ownership & Property Information - The property is available to purchase with a 25% share, offering an opportunity for buyers to take their first step onto the property ladder. The apartment has approximately 82 years remaining on the lease, with ground rent and service charges totalling £341 per calendar month. Combining generous room sizes, modernised interiors and a light-filled living space, this apartment presents an appealing opportunity for buyers seeking a well-maintained home with versatile accommodation and the benefits of shared ownership.



GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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.
Made with Metropix 6/2020

Newton Fallowell - Bourne

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