



Church View Church Walk, Bourne  
offers over £75,000 **Leasehold**

QUENTIN  
MARKS



# Key Features



999 Years remaining as of 31 Jan 2014

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£780.00 Service Charge Per Annum

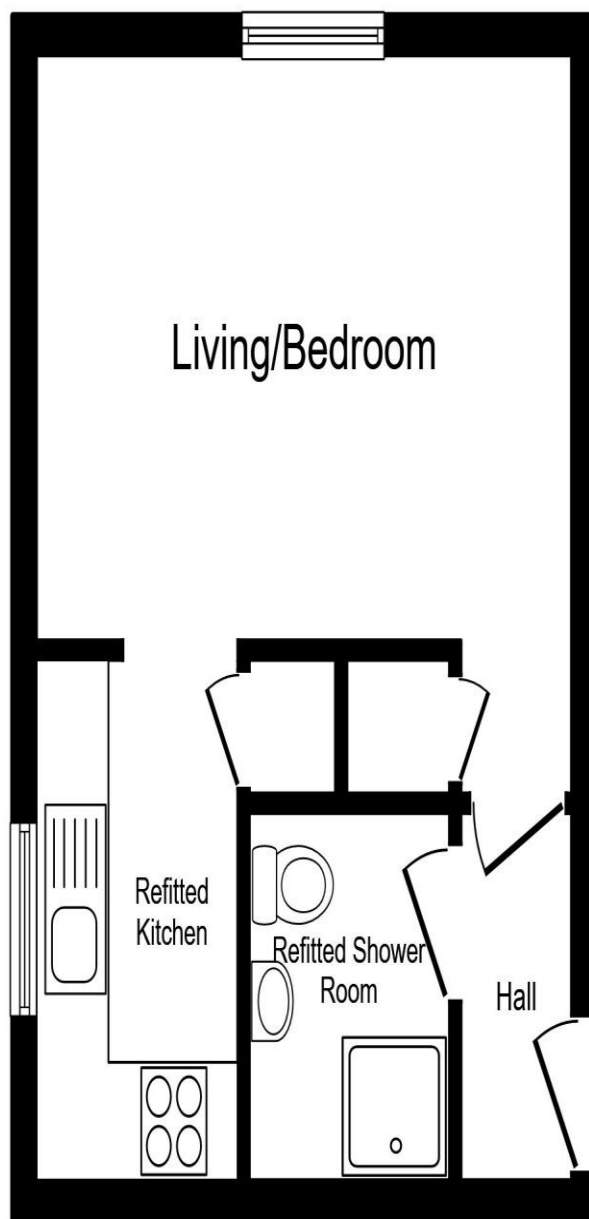
Review due: Ask Agent

- Vacant Possession
- Refitted kitchen
- Open-plan living/sleeping area
- Central Location
- Ideal first-time Purchase

This turnkey first floor studio apartment is offered for sale with vacant possession, making it an ideal purchase for first-time buyers stepping onto the property ladder or investors seeking an excellent buy to let opportunity.

Upon entering the apartment, you are welcomed into a well-presented entrance hall, setting the tone for the quality and care evident throughout the property. The main studio room is bright, spacious and versatile, offering ample space for living, dining and sleeping arrangements, flooded with natural light creating a comfortable environment. Positioned separately, the recently modernised kitchen is fitted with sleek gloss black cabinetry, providing a striking contemporary finish while enhancing the sense of space through its reflective surfaces. Appliances include a built in





First Floor

glass hob with extractor over and electric oven under. There is also a useful adjoining storage cupboard with potential to serve as a practical pantry, further enhancing the kitchen's functionality.

Completing the accommodation is the shower room, refitted to include a large shower having a fitted electric shower, WC, and wash hand basin..

Throughout, the apartment has been tastefully redecorated, creating a cohesive aesthetic, free-flowing feel throughout the apartment.

Ideally situated in the centre of Bourne, the apartment enjoys easy access to a wide range of shops, cafés, supermarkets and other everyday amenities, all within walking distance.

Externally, the property benefits from an allocated parking space, visitor parking. The development itself has recently benefited from a programme of improvements, including uPVC double glazing, redecoration of communal areas and new internal fire doors, with further enhancements currently under consideration.

The property is leasehold and benefits from a 999-year lease extension (date TBC), along with a share of the freehold. Current service charges are £65 per calendar month, including building insurance.

#### Measurements:

Entrance Hall: 2.02m x 0.90m (6'8" x 2'11")

Studio Living/Bedroom Area: 4.47m x 2.98m (14'8" x 9'9")

Kitchen 2.65m x 1.68m (8'8" x 5'6")

#### Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Quentin Marks on:

**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

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INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100712 - 0004

