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INC. **Eckfords**

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



41 Maple Gardens , Bourne, PE10 9DW

£165,000 Leasehold

- Ground Floor Retirement Apartment
- Entrance Hallway
- Shower Room
- Modern Fitted Kitchen/Diner

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GROUND FLOOR

ACCOMMODATION

Front door to spacious Entrance Hallway: Inset floor mat, radiator, life line telephone, large walk in storage cupboard, wall mounted thermostat heating control.

KITCHEN/DINER

9' 1" x 14' 2" (2.77m x 4.32m) Fitted wall mounted and floor standing cream fronted cupboards including three drawers, complimentary fitted worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob chrome extractor canopy over, eye level electric oven, integrated fridge and freezer, space and plumbing for automatic washer/dryer which is included in the sale, wooden effect vinyl flooring, radiator.

SHOWER ROOM



4' 5" x 7' 10" (1.35m x 2.39m) Corner shower cubicle with glass sliding doors, pedestal wash hand basin, low level WC, complimentary splash back tiling, wooden effect vinyl flooring, electric shaver point, extractor fan, radiator.

LOUNGE

11' 7" x 13' 11" (3.53m x 4.24m) TV point, telephone point, radiator, French Doors opening to patio seating area.

BEDROOM 1

11' 4" x 11' 1" (3.45m x 3.38m) TV point, telephone point, radiator, built in deep wardrobe, window to rear overlooking communal gardens.



EXTERNALLY

GARDEN

All properties on The Croft benefit from well kept communal gardens with well stocked flower and shrub borders. There are several bin storage areas throughout the development.

Parking is located in several communal car parks and there is ample parking for residents and their visitors.

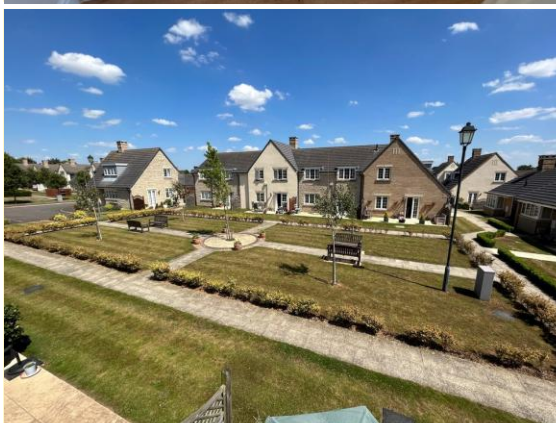
AGENTS NOTE

The Croft is a purposely built over 55's development located in a popular location close to Bourne town centre and all the local amenities.

There is a long remaining lease of approximately 105 years. The monthly maintenance fee and ground rent is £209.52 per calendar month. This includes:

- * Buildings Insurance
- * Upkeep of communal areas
- * Annual Boiler Check
- * Life Line Telephone.
- * Use of The Manor House, including several communal lounges, a large kitchen and a free laundrette. There is also a visitors suite in The Manor House which guests can hire for an additional small fee.

Please be advised that the scheme is designed for Independent Retirement Living and no care or assistance is provided by Amplus.



TENURE Leasehold

SERVICES TBC

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
23 North Street
Bourne
Lincolnshire
PE10 9AE

CONTACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		