

Rosedale

26 WATER LANE, BOURNE, PE10 0QP



£31,250

'No onward chain'

- SPACIOUS TWO BEDROOM APARTMENT
- 25% SHARED OWNERSHIP FOR SALE
- PENTHOUSE APARTMENT
- CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING SPACE
- IDEAL FOR FIRST TIME BUYERS OR INVESTERS
- NO ONWARD CHAIN
- POPULAR LOCATION WITHIN ELSEA PARK
- DOUBLE GLAZED WITH GAS TO RADIATOR CENTRAL HEATING
- EPC ENERGY RATING C - COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

Rosedale Property Agents are excited to list this delightful two-bedroom apartment, situated in the charming location of Water Lane, Bourne. Offering a wonderful combination of modern living, comfort and convenience, this attractive property was built in 2008 and boasts approximately 764 sq. ft. of well-presented accommodation.

Upon entering, you are welcomed into a spacious and inviting reception room, providing the perfect setting for relaxing, entertaining guests or enjoying time with family and friends. The apartment benefits from two generously proportioned bedrooms, both offering comfortable and peaceful spaces to unwind.

The well-designed layout allows for a good flow of natural light throughout, creating a bright and welcoming feel. Completing the accommodation is a contemporary bathroom, thoughtfully arranged to provide both practicality and comfort.

Ideally positioned in the popular market town of Bourne, the apartment enjoys convenient access to a range of local shops, amenities and facilities, making it an excellent choice for those looking to enjoy everything the town has to offer.

Whether you are a first-time buyer, a professional or looking to downsize, this lovely apartment offers an appealing opportunity to enjoy modern, low-maintenance living in a desirable location.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

Agents Notes: The vendor has informed us that Rent is £411.79 per month, Service Charge is £136.51 per month. Total inclusive costs per month is £557.83.

The Service Charge, Includes Building Insurance, Communal Cleaning Costs, Communal Electricity Rates, Communal Grounds Maintenance, Communal Repairs, Fire Detection and Safety Service Maintenance, Homeownership Management Fee, Sinking Fund Contribution.

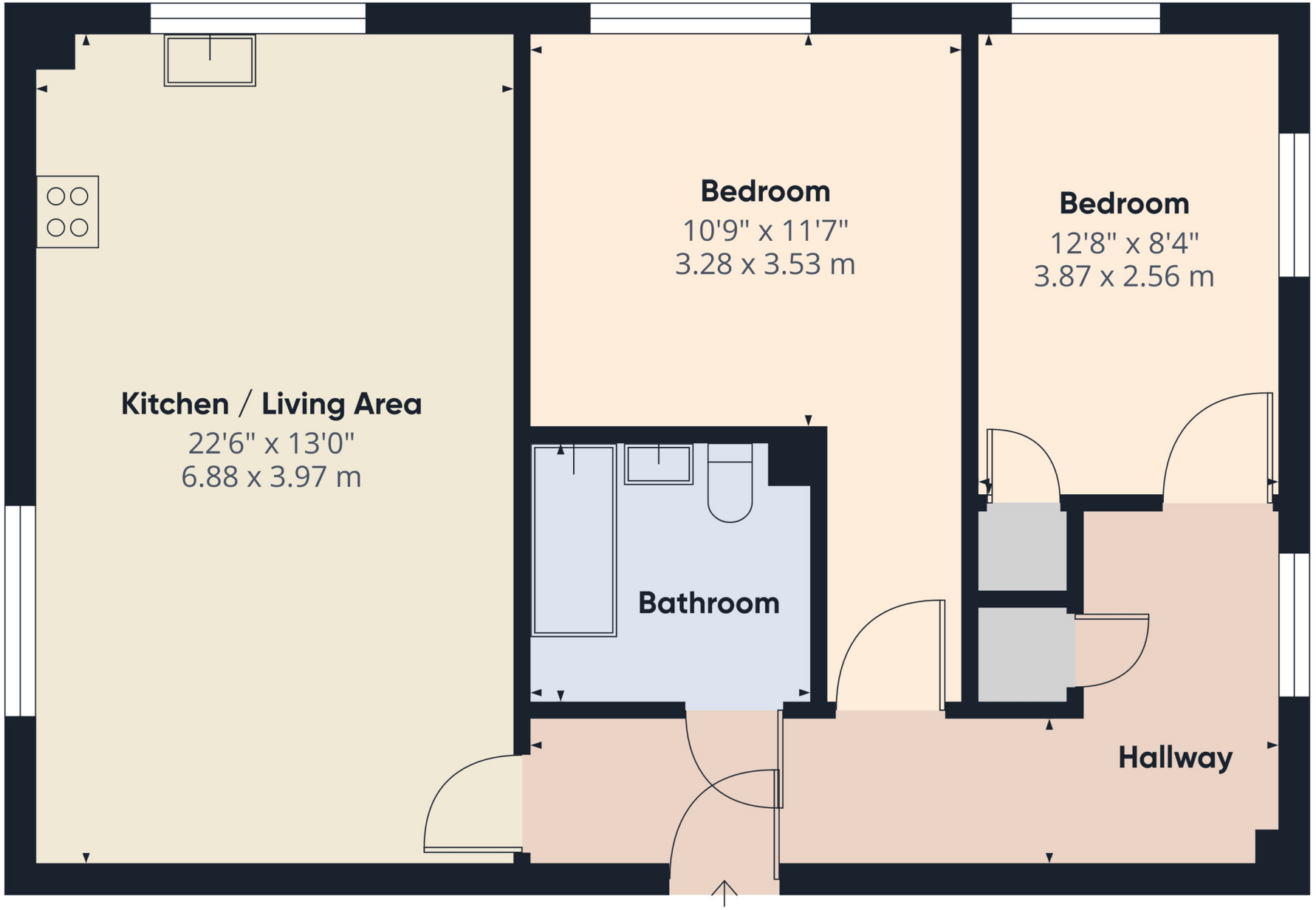
As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

2 Bedrooms 1 Bathroom 1 Reception











Approximate total area(1)

735 ft²

68.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







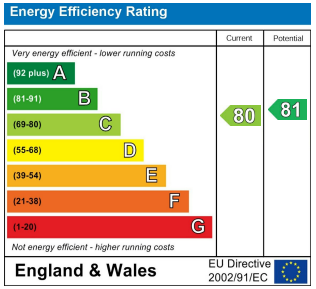


SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB



IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

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