



Tilia Way, Bourne
£120,000 **Leasehold**

QUENTIN
MARKS



Key Features



125 Years remaining as of 01 Jan 2013

£352.00 Ground Rent pa

Review due: 01/2028

£1260.00 Service Charge pa

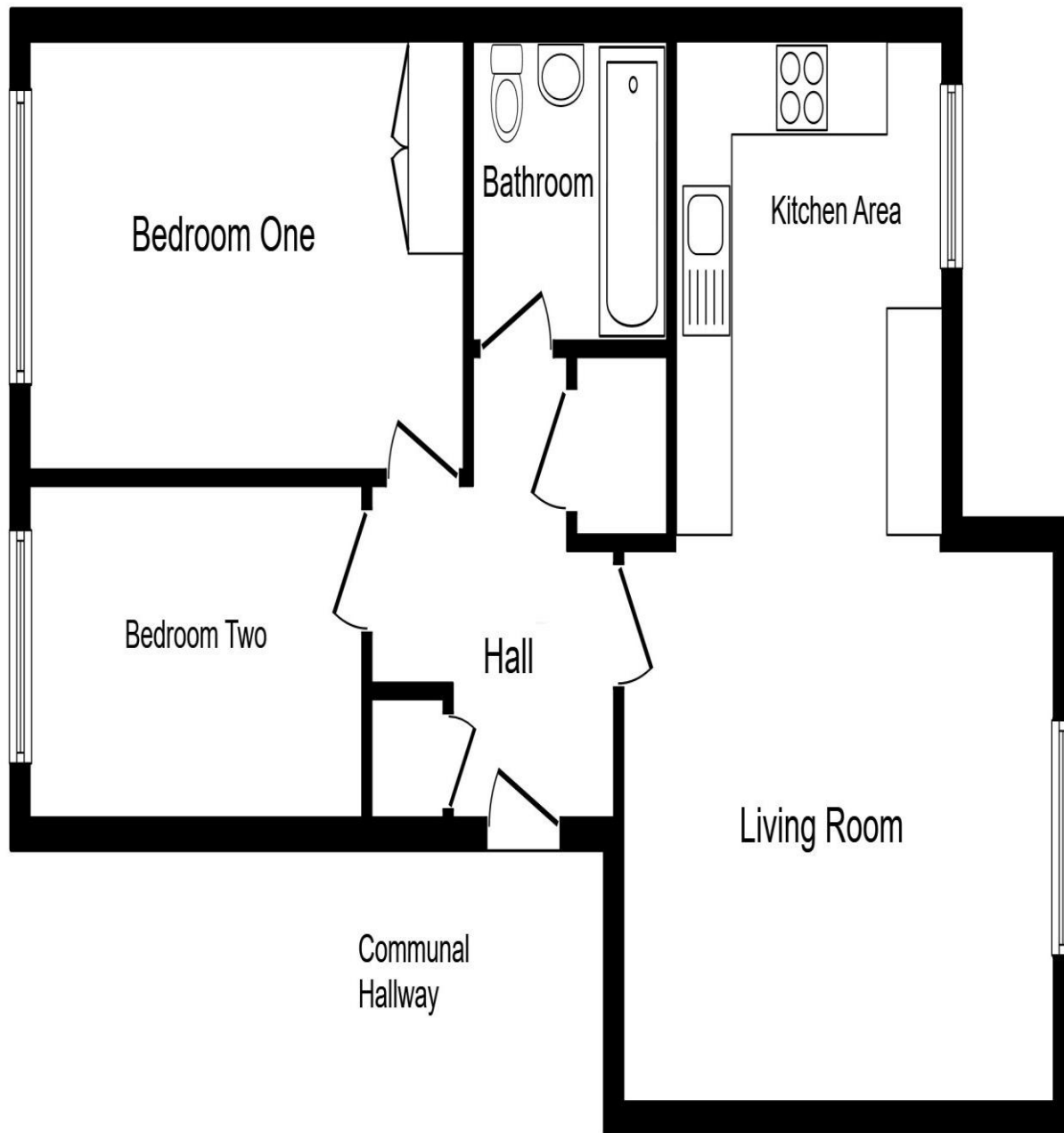
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- Ground Floor Apartment
- 2 Bedrooms
- Gas Central Heating
- Garage
- Open Plan Living / Dining / Kitchen

This immaculately presented ground floor apartment is located on the popular Elsea Park development, which offers convenient access to schooling, shopping, and community facilities. Unusually for an apartment, it benefits from gas-fired central heating and also includes a single garage.

Accessed from the rear via a communal hallway, the internal accommodation begins with an entrance hall featuring a good-sized built-in shelved cupboard and a further larger shelved storage cupboard. All principal rooms lead off the hall, including a generous open-plan kitchen/ living room. The kitchen is well-fitted with a





Floor Plan

single-drainer china sink unit, a comprehensive range of base and eye-level units, and ample work surfaces. Integrated appliances include a gas hob with extractor, an eye-level double oven, fridge-freezer, and washing machine.

The kitchen opens into a well-proportioned lounge with a front-facing window, providing a comfortable and bright living space.

The main bedroom is a good-sized double and benefits from built-in wardrobes with hanging rail and shelving. The second bedroom is also well-sized for a single room. The bathroom is well appointed with a WC, wash-hand basin, panelled bath with independent shower over, shaver point, extractor fan, and a heated towel rail.

As mentioned, the property includes a single garage.

Lounge: 4.66m × 3.04m

Kitchen: 2.88m × 2.69m

Bedroom 1: 4.70m × 2.76m

Bedroom 2: 3.60m × 2.14m

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.

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INFORMATION



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