

25 THE POLLARDS, BOURNE, PE10 0FR



£110,000

"Ground floor apartment"

- APARTMENT
- GROUND FLOOR
- TWO BEDROOMS
- ALLOCATED AND OFF ROAD PARKING
- IDEAL 1ST TIME BUY OR INVESTMENT
- OPEN PLAN KITCHEN/DINING/LIVING SPACE
- WELL PRESENTED
- POPULAR LOCATION WITHIN EASY ACCESS TO BOURNE
- LOCATED ON ELSEA PARK
- EPC ENERGY RATING D - COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer this well-maintained ground floor apartment within the popular modern development of Elsea Park. Ideally located within easy access of Bourne town centre and local schools.

Perfect for a first-time buyer looking to get on the property ladder the apartment comprises an entrance hall leading to a family bathroom, two bedrooms, several storage cupboards and a bright open-plan kitchen and living area.

Externally the property benefits from an allocated parking space providing added convenience.

Agents Note:

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.

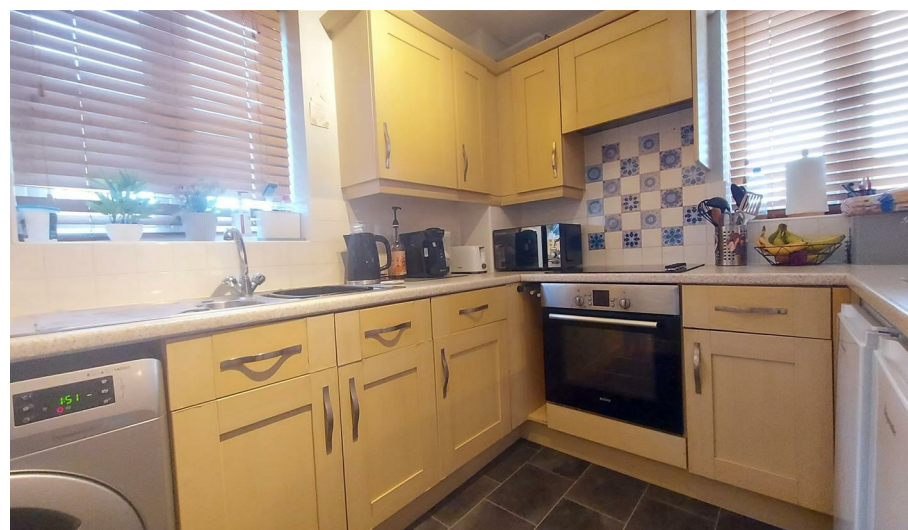
The Vendor has advised:

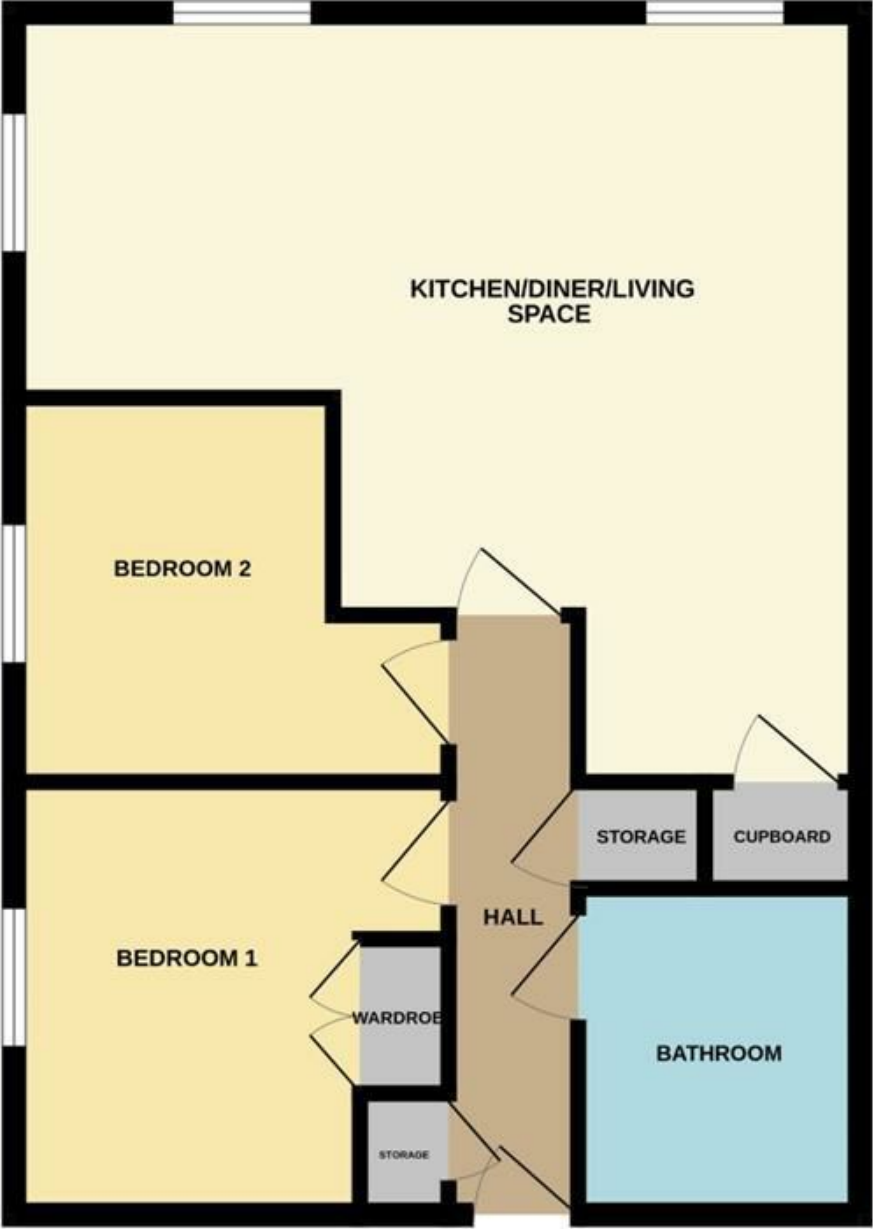
Yearly Service Charge: £1451.34

Yearly Ground Rent: £125.00

Lease length: from 10 March 2006 until 31 December 2130

🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception





SERVICES & UTILITIES

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

For the **MATERIAL INFORMATION REPORT** on this property select the link - 29986804

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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