

EST 1770



Longstaff & Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



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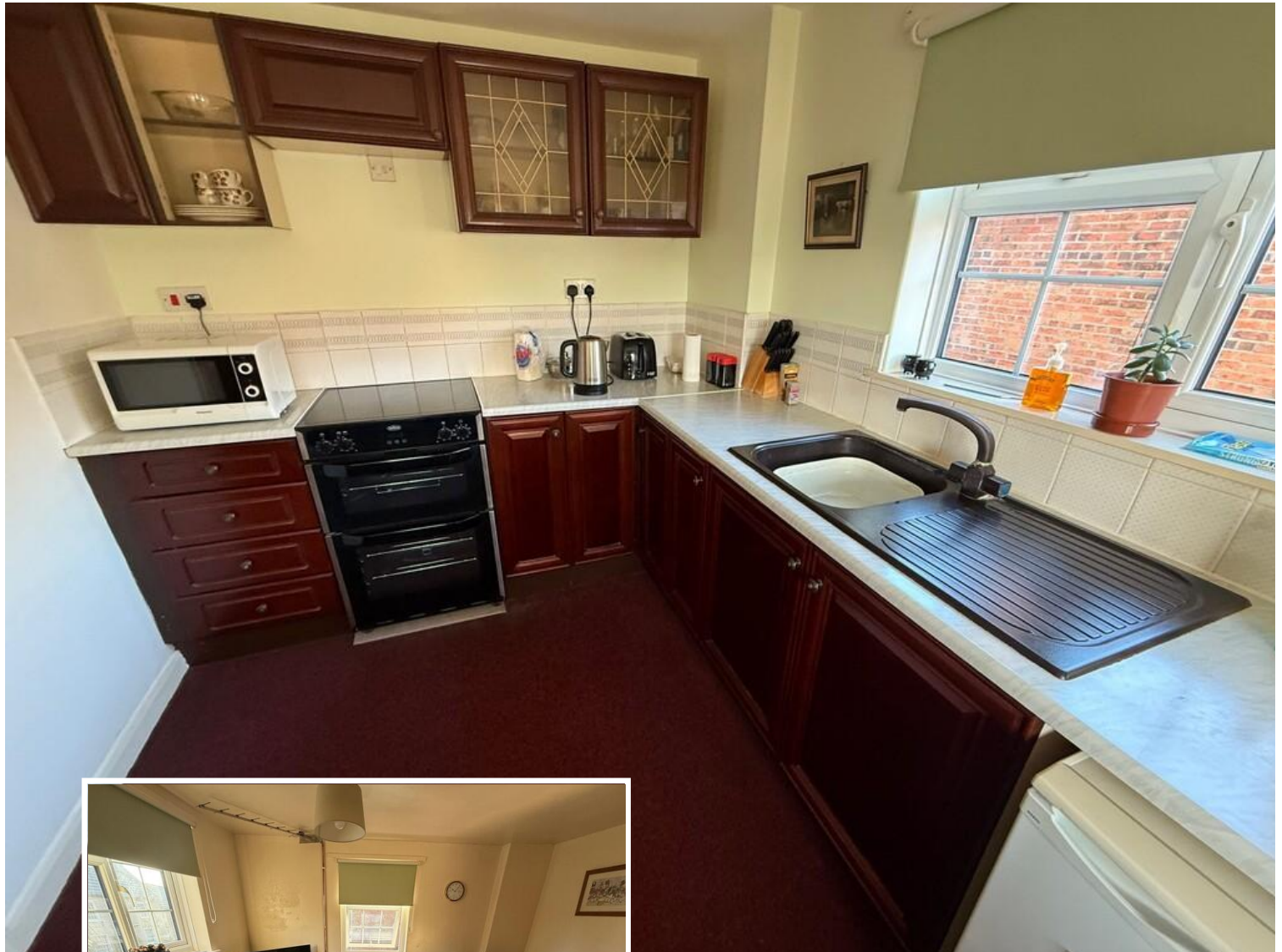
£70,000 Leasehold

- Double Bedroom
- Entrance Hallway
- First Floor Apartment
- Fitted Kitchen
- Lounge

The lease for this apartment commenced on 25th December 2005 for a term of 125 years. The current ground rent per year up until 2030 is £200 per year. £400 per year until 2055, £800 per year until 2080 and £1600 per year until 2105. In 2021 the charge for the communal electric was approximately £80 and the charge for buildings insurance was £133. The current seller has told us that there has been no increases to date.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Front door opening to Entrance Hallway: Spacious area ideal for storage. Stairs leading to First floor landing: Electric storage heater, window to front.

Lounge

13' 7" x 12' 3" (4.14m x 3.73m) Wall mounted electric storage heater, TV point, airing cupboard housing hot water tank and immersion heater, TV point, window to side and front.



Kitchen

7' 10" x 12' 5" (2.39m x 3.78m) Fitted wall mounted and floor standing dark wood effect cupboards, complimentary fitted worktops and splash back tiling, inset polycarbonate sink and drainer with mixer taps, space for standard size cooker, space for fridge, breakfast bar with space under for high stools, wall mounted electric heater, window to front and side.

Bedroom 1

12' 2" x 9' 3" (3.71m x 2.82m) Wall mounted electric storage heater, window to rear.

Bathroom

Panelled bath with mixer shower attachment, low level WC, pedestal wash hand basin, complimentary splash back tiling, wall mounted electric heater.

Car Parking

This property has the benefit of car parking facilities to the rear of the building. Please note the car parking spaces are not allocated.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Leasehold

SERVICES Water, Electric

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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Ref: S-3634858

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.

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THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist

