



Rosedale
PROPERTY AGENTS

'Making your move easier'



26 Manor Court, Bourne, Lincolnshire PE10 9PP

£115,000



*****DECEPTIVELY SPACIOUS FLAT***** Rosedale Property Agents are pleased to offer to the market this two bedroom ground floor flat located in the centre of Bourne within walking distance to shops, post office and many more local amenities. The property is being sold with **NO ONWARD CHAIN** and would be ideal for any retired couple. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C / Council Tax Band A.

ENTRANCE HALL

Double cupboard and radiator.

KITCHEN / BREAKFAST ROOM

14' 6" x 8' 5" (4.42m x 2.57m) (approx.) Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit, part tiled walls, space for cooker, wall mounted gas boiler, space for fridge / freezer, plumbing for washing machine and tumble dryer and UPVC double glazed window to side aspect.

LOUNGE

13' 4" x 11' 5" (4.06m x 3.48m) (approx.) UPVC double glazed window to rear and side aspect and radiator.

BEDROOM 1

13' 6" x 10' 1" (4.11m x 3.07m) (approx.) UPVC double glazed window to rear aspect and radiator.

BEDROOM 2

8' 7" x 8' 5" (2.62m x 2.57m) (approx.) UPVC double glazed window to side aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Fully tiled walls, tiled flooring, radiator and UPVC double glazed window to front aspect.

OUTSIDE

There are communal gardens.

AGENTS NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

The vendor informs us of the following:

The lease has 125 years commencing 27th February 1989.

Annual Service Charge - £167.06

Annual Ground Rent - £10.

