



33 Tilia Way, Bourne, Lincolnshire PE10 0QR

£125,000



*****GROUND FLOOR APARTMENT WITH ALLOCATED PARKING***** Rosedale Property Agents are delighted to present to the market this lovely, well maintained apartment on the edge of the popular development of Elsea Park. The property benefits from easy access to Bourne town centre, Bourne grammar school, the A15 to Peterborough and local shops and has an entrance hall with two storage cupboards, two bedrooms, family bathroom and a lovely open plan kitchen living space. Outside there is allocated parking to the rear. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating C/Council Tax Band A.

ENTRANCE HALL

Door to front, radiator, LVT flooring and two cupboards.

KITCHEN

9' 9" x 9' 5" (2.97m x 2.87m) (approx.) Fitted with a range of base and eye level units, enamel sink, oven, hob, extractor fan, plumbing and space for dishwasher, integrated fridge freezer, integrated washing machine, radiator and UPVC window to front.

LOUNGE/DINER

15' 3" x 11' 5" (4.65m x 3.48m) (approx.) LVT Flooring, radiator and UPVC window to front.

BEDROOM ONE

15' 5" x 9' 0" (4.70m x 2.74m) (approx.) UPVC window to rear, radiator and built in wardrobe.

BEDROOM TWO

11' 9" x 6' 11" (3.58m x 2.11m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, part tiled walls, heated towel rail and extractor fan.

OUTSIDE

Allocated parking and garage in block.

AGENTS NOTE

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.

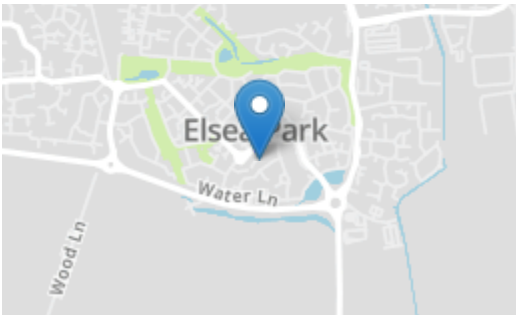
As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

Leasehold

Ground Rent - £352

Annual service charge - £1349

Elsa park management fee - £264



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) 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, Scotland & Wales		
EU Directive 2002/91/EC		

