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24 The Croft, Bourne, Lincolnshire PE10 9GX

£165,000 - Leasehold

### Property Summary

The Croft is a purpose built development for the over 55's. It is ideally situated close to local amenities and a regular bus service stops at the end of the avenue with buses going to Stamford and Peterborough. Viewing is highly recommended to appreciate everything that an independent lifestyle and living on The Croft has to offer.

### Features

- Mid Terrace Ground Floor Apartment
- Over 55's
- Independent Living
- Large Kitchen/Diner
- Double Bedroom
- Communal Gardens & Car Parks
- Shower Room





Room Descriptions

Ground Floor

Accommodation

Front door opening to Entrance hallway: Radiator, life line telephone phone, large built in storage cupboard.

Shower Room

Corner shower cubicle with glass doors, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, ceramic floor tiles, electric shaver point, radiator.

Kitchen

9' 2" x 14' 3" (2.79m x 4.34m) Fitted wall mounted and floor standing kitchen cupboards including three deep pan drawers, complimentary worktops and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric oven, integrated fridge and freezer, space and plumbing for automatic washing machine, ceramic floor tiles, radiator, window to front.

Lounge

11' 7" x 13' 11" (3.53m x 4.24m) TV point, telephone point, French doors to communal gardens, radiator.

Bedroom 1

11' 3" x 11' 2" (3.43m x 3.40m) Built in wardrobe, radiator, window to rear.

Externally

Gardens

All properties on The Croft benefit from well kept communal gardens and several different seating areas. Thee are several communal carparks situated on The Croft for residents and visitors.

AGENTS NOTE

This ground floor apartment is being offered for sale with a long remaining lease of approximately 110 years. The current ground rent and maintenance charges are approximately £210.00 paid on a monthly basis to AMPLIUS. This fee includes up keep of all communal areas. Use of The Manor House including laundry room, residents lounge and library and the visitors guest suite (There is a small charge for guests to use the guest suite) The fee also includes buildings insurance, exterior window cleaning and an annual boiler check. A scheme manager is on site Monday to Fridays 9.00am until 5.00pm.

Please note all properties on The Croft are for the over 55's and strictly can live independently. Amplus do not provide any form of care for the residents.

