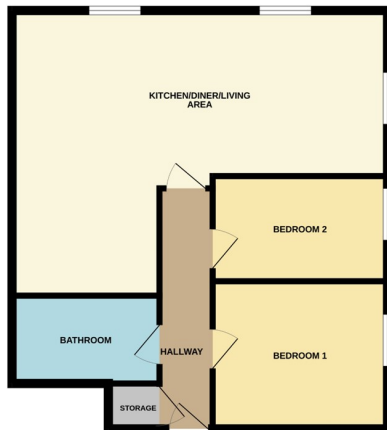




## 15a Apartment 6 Aubers House, Burghley Street, Bourne PE10 9WJ £150,000



\*\*\*SUPER CENTRALLY LOCATED MODERN APARTMENT - NO ONWARD CHAIN\*\*\* Rosedale Property Agents are delighted to offer to the market this lovely, well presented first floor apartment located within the centre of Bourne and is being sold with an allocated parking space. The property has a stylish open plan kitchen/dining/living space with dual aspect windows making the room feel extremely light and spacious. There are also two bedrooms and a family bathroom. This modern block of apartments is set right in the centre of Bourne and benefits from a fully serviced lift so would be ideal for any age looking to be in this popular location. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band A.



## ENTRANCE HALLWAY

Radiator, telephone intercom entry and storage cupboard.

## OPEN PLAN KITCHEN/DINING/LIVING AREA

17' 8" x 23' 3" (5.38m x 7.09m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap over, fitted worktops, space and plumbing for washing machine and tumble drier, electric hob with extractor fan over, electric oven, wall mounted boiler, two UPVC double glazed windows to front aspect and two radiators.

## BEDROOM ONE

9' 1" x 11' 4" (2.77m x 3.45m) (approx.) UPVC double glazed window to front aspect and radiator.

## BEDROOM TWO

6' 7" x 11' 4" (2.01m x 3.45m) (approx.) UPVC double glazed window to front aspect and radiator.

## BATHROOM

Fitted with a three piece suite comprising panelled bath with electric shower over, low level WC and wash hand basin. Radiator and extractor fan.

## OUTSIDE

One allocated parking space.

## AGENTS NOTE

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

Leasehold information given by the vendor:  
Lease length - 135 years from January 2019  
Service charge - £372.71 quarterly.

