



**briggs**  
residential

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**30 THE POLLARDS  
BOURNE PE10 0QB  
£120,000**

**LEASEHOLD**



Perfect as a first home, this well-kept, first floor, two bedroom apartment features open-plan living accommodation and has a designated private parking space to the rear. Entered via an intercom system, this property has two double bedrooms and viewing is highly advised to appreciate the size of the accommodation available.

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**OPENING HOURS**

Mon to Fri. 9.00am until 6.00pm    Sat. 9.00am until 4.00pm    Sun. Closed

Main entrance door with intercom system opening to

### COMMUNAL HALLWAY

With stairs leading to first floor.

Front entrance door opening to

### HALLWAY

A good size entrance hall with built-in storage cupboard and electric wall heater.

**LIVING ROOM/KITCHEN** 18'10 x 17'3 (5.74m x 5.26m)

A large open-plan living room with a lounge area with TV point, electric wall heater and window. The dining area has open access through to the kitchen with a range of wall and base units, built-in oven with hob and extractor above, plumbing for washing machine, sink unit and space for fridge/freezer.

**BEDROOM ONE** 12'1 x 9'5 (3.68m x 2.87m)  
With built-in wardrobe, electric wall heater and window to rear elevation.

**BEDROOM TWO** 10' x 8'2 (3.05m x 2.49m)  
With electric wall heater and window to rear elevation.

### BATHROOM

Comprising panelled bath with shower screen, mixer tap and shower above, wash-hand basin, low flush WC, towel rail and extractor fan.

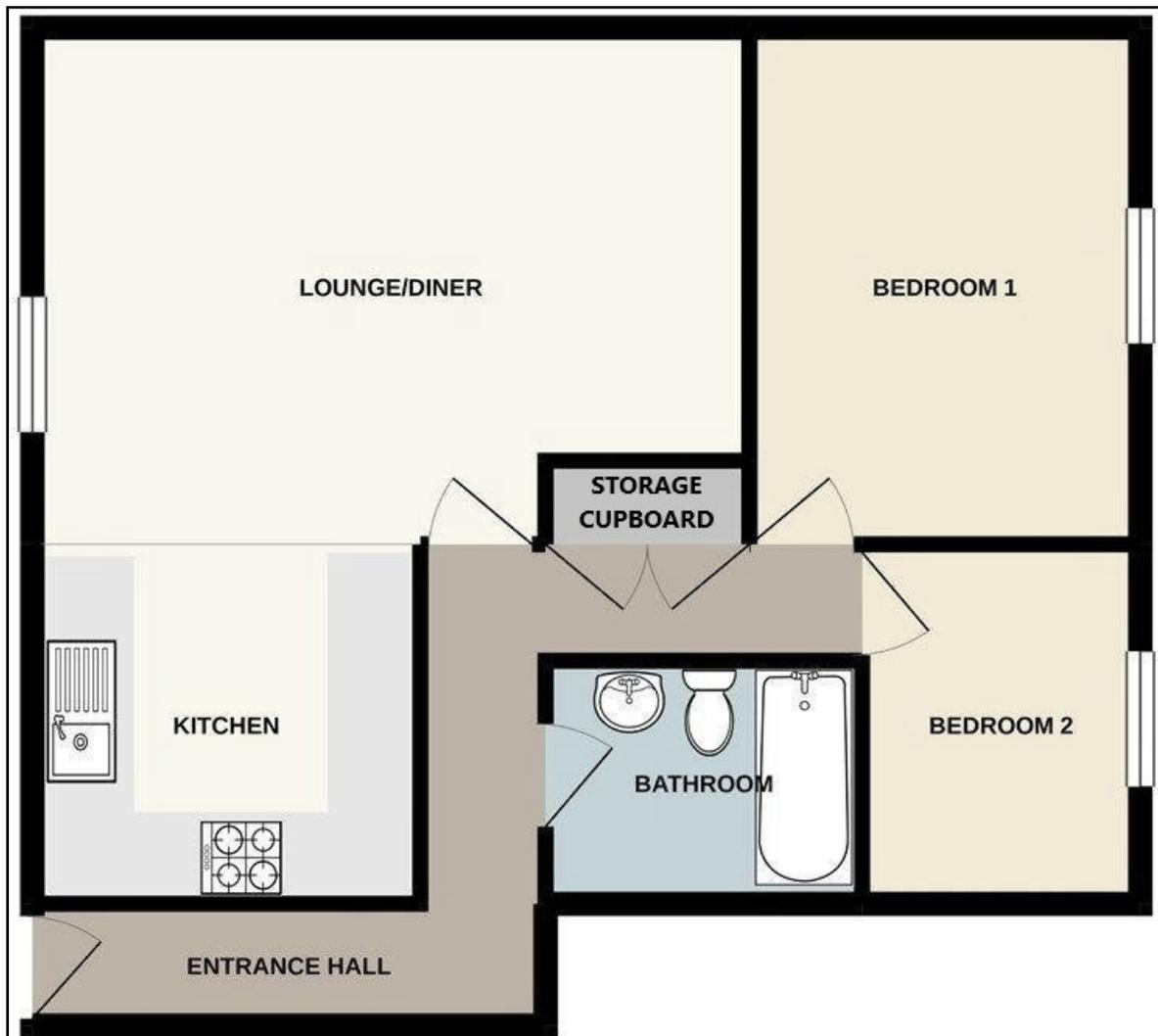
### OUTSIDE

The property has a designated parking space.

EPC RATING: C

COUNCIL TAX BAND: A (SKDC)

*Agent's Note:* We are informed that the property has a ground rent of approximately £125 per year and a maintenance cost, which includes upkeep of communal areas and buildings insurance, of approximately £300 per year.



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