

Eckfords Property Scene  
23, North Street, Bourne, Lincolnshire, PE10 9AE  
E: sales@eckfords.co.uk  
@: www.eckfords.co.uk  
T: 01778 426215



34 The Pollards, Bourne, Lincolnshire PE10 0QB

£120,000 - Leasehold

### Property Summary

This apartment is located on the popular Elsea Park development and within easy walking distance of Bourne town centre and all the local amenities including a selection of bars and restaurants and national and local shops.

### Features

- Second Floor Apartment
- Lounge Open To Kitchen
- Two Double Bedrooms
- Family Bathroom
- Allocated Off Road Parking Space
- Long Remaining Lease
- Well Presented Throughout



Room Descriptions

AGENTS NOTE

This second floor apartment benefits from a long remaining lease of approximately 100 years. The current ground rent as per January 2025 is £125 per annum and the current service charges as per January 2025 is £1080 per annum. The Elsea Park Community Trust fund fee is approximately £300 per annum. All of these can be paid monthly.

Second Floor

Accommodation

The main front door gains access to the communal hallway and stairs to the second floor. Entrance door to apartment 34, Hallway, door answer phone, storage cupboard, airing cupboard housing hot water tank, wall mounted electric heater.

Lounge

11' 11" x 18' 1" (3.63m x 5.51m) TV point, telephone point, wall mounted electric heater, window to front, open through to Kitchen.

Kitchen

8' 0" x 8' 7" (2.44m x 2.62m) Fitted wall mounted and floor standing white fronted cupboards with complimentary fitted worktops and splash backs, four ring electric hob with extractor fan over, electric oven, integrated washer/dryer, space under worktop for fridge/freezer, ceramic floor tiles, inset ceiling spot lights.

Bedroom 1

10' 5" x 10' 2" (3.17m x 3.10m) Built in wardrobe, TV point, telephone point, window to side, wall mounted electric heater.

Bedroom 2

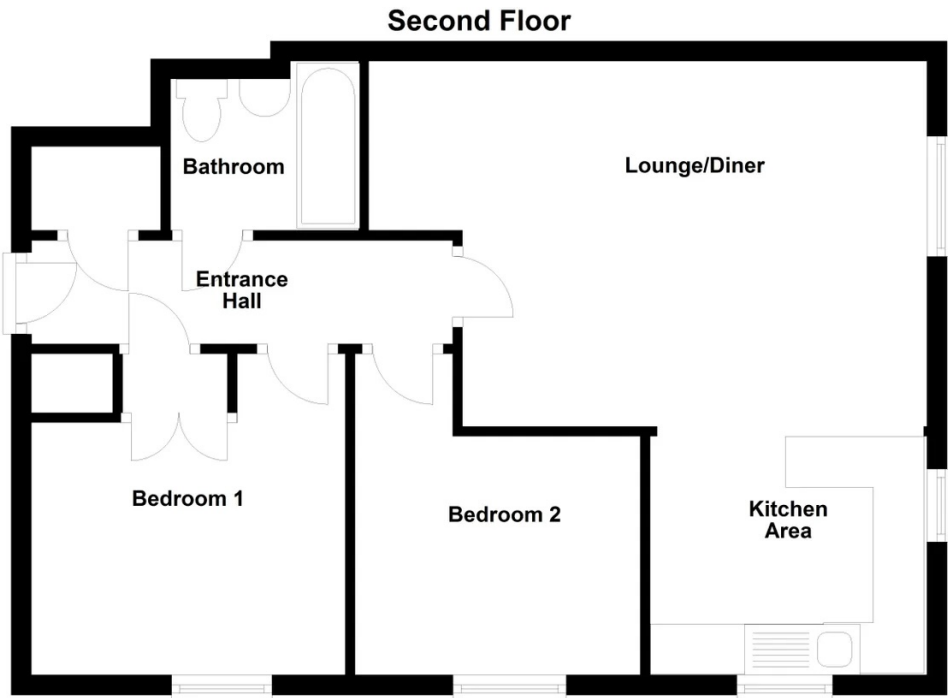
9' 2" x 10' 4" (2.79m x 3.15m) Wall mounted electric heater, window to side.

Bathroom

Panelled bath with mixer shower attachment and glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, tiled flooring, chrome heated ladder towel rail, electric shaver point, extractor fan, inset ceiling spot lights.

Externally

This apartment benefits from an allocated off road parking space which is located directly behind the block of apartments. As you look at the car park from the road the parking space is the second one in on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(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	