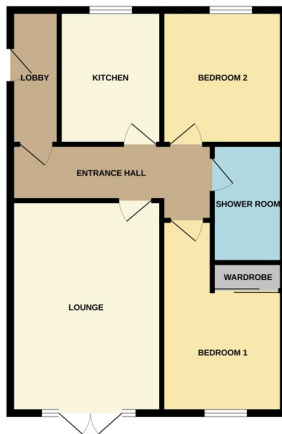




Flat 8 Falcon Court, Falcon Way, Bourne, Lincolnshire PE10 0GR

£46,500



*****SOUGHT AFTER LOCATION....30% SHARED OWNERSHIP***** Rosedale are delighted to offer to the market this ground floor apartment within easy access to Tesco's, Bourne town centre and Bourne Grammar. The property is being sold with no onward chain and has been recently decorated. There are two bedrooms with the main having built in wardrobes, kitchen/breakfast, family bathroom and lounge. Outside there is plenty of parking and a green space. To fully appreciate this opportunity viewings are highly recommended. EPC Energy Rating C/Council Tax Band A.

ENTRANCE HALL

Door to lobby.

LOBBY

Radiator and phone.

KITCHEN

10' 11" x 7' 11" (3.33m x 2.41m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, plumbing and space for washing machine, fridge freezer space, wall mounted gas boiler and UPVC window to rear.

LOUNGE

16' 8" x 11' 7" (5.08m x 3.53m) (approx.) UPVC French doors to Juliet balcony and radiator.

BEDROOM ONE

15' 3" x 9' 4" (4.65m x 2.84m) (approx.) UPVC window to front, radiator and built in wardrobes.

BEDROOM TWO

10' 10" x 9' 4" (3.30m x 2.84m) (approx.) UPVC window to rear and radiator.

BATHROOM

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

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.

Monthly charges:

Rent charges = £253.48

Service charges = £78.42

Total= £331.90

