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42 Maple Gardens, Bourne, Lincolnshire PE10 9DW

£210,000 - Leasehold

### Property Summary

AGENTS NOTE.

This retirement bungalow is being offered for sale with a long remaining lease, it was granted on 03/08/2012 for 125 years. The current service charges are £216.89 PCM increasing to April £234.73 from April. This fee includes the ground fee, up keep of communal areas, use of The Manor House including the laundry room, residents library. There is also a guest suite (There is a small charge for guests to use the guest suite) The monthly fee also includes buildings insurance, exterior window cleaning and a annual boiler check. Please be advised that the scheme is designed for Independent Retirement Living and no care or assistance is provided by Longhurst Group.

### Features

- Mid Terraced Bungalow for the over 55's
- Entrance Hall Way
- Lounge
- Kitchen/Diner
- Two Double Bedrooms
- Shower Room
- Communal Car Park & Gardens
- Long Leasehold Remaining



## Room Descriptions

### Ground Floor

#### Accommodation

Part glazed front door to Entrance Hallway: Inset floor mat, radiator, lifeline telephone, wall mounted digital heating control, cupboard housing gas central heating boiler, further deep storage cupboard, laminate flooring.

#### Lounge

11' 6" into bay window x 14' 11" (3.51m x 4.55m) TV point, telephone point, centre ceiling light and fan, radiator, bay window to front aspect.

#### Kitchen/Diner

12' 9" x 10' 3" (3.89m x 3.12m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary worktops and splash backs, inset sink and drainer, four ring ceramic hob with extractor fan over, eye level electric oven, integrated fridge and freezer, integrated dishwasher, space and plumbing under worktop for automatic washing machine, vinyl flooring, part glazed uPVC door to outside, radiator.

#### Bedroom 1

10' 10" x 10' 7" (3.30m x 3.23m) TV point, telephone point, built in double wardrobe, radiator, window to rear.

#### Bedroom 2

8' 8" x 10' 10" (2.64m x 3.30m) Lamanite flooring, radiator, window to front.

#### Shower Room

6' 7" x 6' 5" (2.01m x 1.96m) Walk in shower with glass screen, pedestal wash hand basin, low level WC with concealed flush, non slip flooring, fully tiled walls, radiator, extractor fan.

### Externally

#### Garden

All properties on The Croft benefit from lovely well kept communal gardens and lovely seating areas where residents and their guests can sit and relax and enjoy the gardens. There are several communal car parks throughout the development and plenty of parking spaces. Directly behind number 42 is a lovely patio area and a well kept lawn with shrub borders.

