



28 Water Lane, Bourne, Lincolnshire PE10 0QP

£23,750



*** 25% SHARED OWNERSHIP - IMMACULATE 2ND FLOOR APARTMENT - NO ONWARD CHAIN *** Rosedale Property Agents are delighted to offer to the market this immaculately presented second floor apartment situated on the edge of Bourne's Elsea Park development. The modern property offers a great opportunity to get onto the property ladder and is being offered with no onward chain. Accommodation comprises hallway, open plan kitchen/living room, double bedroom and bathroom. There is also an allocated parking space in the car park to the rear of the building. To fully appreciate, viewings are highly recommended. Council Tax Band A /EPC Energy Rating B

HALLWAY

Radiator, loft hatch, wall mounted intercom entry.

OPEN PLAN KITCHEN/LIVING ROOM

11' 03" x 16' 05" (3.43m x 5.00m) (approx.)

Kitchen Area:

Space and plumbing for washing machine, 1.25 stainless steel drainer sink with mixer tap over, worktop with tile splashbacks, integrated electric oven and hob with extractor hood over and wood effect laminate flooring.

Living Area:

Radiator and UPVC double glazed window to rear.

BEDROOM

10' 0" x 12' 03" (3.05m x 3.73m) (approx.) Radiator and UPVC double glazed window to rear.

BATHROOM

Fitted with a matching three piece suite comprising low level WC, pedestal wash hand basin and panel bath with shower over and fitted glazed shower screen. UPVC double glazed window to rear, laminate flooring, heated towel rail and boiler cupboard.

OUTSIDE

There is one allocated parking space in the car park to the rear of the building.

AGENT'S NOTES

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.

We have been informed of the following:

25% Shared Ownership

Full Market Value: £95,000

Monthly Rent: £292.65

Monthly Service Charge: £79.52

117 years left on lease.

