


**46 Sandown Drive, Bourne, Lincolnshire PE10 0WP**
**£125,000**


\*\*\*IDEAL INVESTMENT OR FIRST-TIME BUY\*\*\* Rosedale Property Agents are delighted to bring to the market this well-appointed ground-floor apartment, benefiting from private access and being sold with no onward chain. Situated within the popular modern development of Elsea Park, the property enjoys convenient access to Bourne town centre and local amenities. The accommodation comprises an entrance hall with two storage cupboards, two bedrooms (the principal bedroom featuring an en-suite) a family bathroom, living room and a fitted kitchen. Externally, the property benefits from allocated parking to the rear. To fully appreciate all this property has to offer, early viewing is highly recommended. EPC Energy Rating: Currently unavailable. Council Tax Band A.

**ENTRANCE HALL**

Door to front, radiator, cupboard and airing cupboard.

**OUTSIDE**

Allocated parking space.

**KITCHEN/LIVING AREA**

10' 8" x 7' 8" (3.25m x 2.34m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, fridge freezer space, wall mounted gas boiler, integrated washing machine, tumble dryer, radiator and UPVC window to front and rear.

**AGENTS NOTE**

We have been advised by the owner:

Yearly service charge - £1242.68

Yearly ground rent - £292.46

Lease length - 125 years from 01/01/2012

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.

**BEDROOM ONE**

13' 0" x 11' 0" (3.96m x 3.35m) (approx.) UPVC window to rear, radiator and wardrobe.

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.

**ENSUITE**

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls, extractor fan and radiator.

**BEDROOM TWO**

12' 11" x 8' 11" (3.94m x 2.72m) (approx.) Two UPVC windows to front and radiator.

**BATHROOM**

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap and shower over, part tiled walls, extractor fan, radiator and UPVC window to rear.

