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Eckfords



9 The Croft, Bourne, Lincolnshire PE10 9GX

£179,500 - Leasehold

Property Summary

AGENTS NOTE.

This property is being sold with a long remaining lease. The original lease was granted from new in August 2012. The service charge is currently £214.69 PCM and this will be increasing to £ 232.53 PCM in April 2024. This fee includes an annual boiler check, buildings insurance, up keep of the communal gardens and communal areas, use of the Manor house including a residents lounge and kitchen and a laundry room. There is also a guest suite (Please note an additional fee is charged for this)

Please be advised that the scheme is designed for independent retirement living and no care or assistance is provided by Longhurst Group.

Features

- End Terraced Bungalow for the over 55's
- Modern Fully Fitted Kitchen
- Lounge
- Double Bedroom
- Shower Room
- Long Remaining Lease, No Chain

Room Descriptions

Ground Floor

Accommodation

Part glazed front door to Entrance Hallway: Inset floor mat, wooden flooring, radiator, cloak cupboard, life line telephone, large built in boiler cupboard with wall mounted WORCESTER gas central heating boiler and shelving.

Shower Room

Double width shower cubicle to one wall with glass sliding door, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, extractor fan, radiator.

Kitchen

8' 3" x 9' 10" (2.51m x 3.00m) Wall mounted and floor standing cream front cupboards including three deep pan drawers, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, complimentary fitted worktops and splash backs, eye level BOSCH electric oven, four ring gas hob with extractor canopy over, integrated fridge and freezer, space and plumbing under worktop for automatic washing machine, radiator, vinyl flooring.

Lounge

10' 3" x 16' 4" (3.12m x 4.98m) TV point, telephone point, radiator, French doors opening to rear patio and communal gardens.

Bedroom 1

9' 5" x 12' 4" into bay (2.87m x 3.76m) Built in double wardrobe, radiator, bay window over looking rear communal gardens.

Externally

Garden & Car Parks

All properties on the croft benefit from beautifully well kept and landscaped communal gardens with various seating areas. There are several car parks on The Croft that provide ample parking for residents and visitors.

