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Flat 5 The Corn Mill, South Street, Bourne, Lincolnshire PE10 9GN

£147,995 - Leasehold

### Property Summary

Ideally situated close to Bourne town centre and all the local amenities. Bourne itself benefits from individual shops and bars, national food chains and supermarkets. There are regular bus links to both Peterborough and Stamford.

### Features

- Second Floor Apartment
- Lounge
- Modern Kitchen
- Two Double Bedrooms
- No Onward Chain
- Allocated Off Road Parking Space
- Stunning Views across to Bourne Town Park





Room Descriptions

Second Floor

AGENTS NOTE

This apartment benefits from a long lease however the management company (Which are all the residents of The Cornmill) are currently in negotiations to extend the current lease to 999 years. The current ground rent and service charge is £120.00 which is paid monthly into a sinking fund. This includes external window cleaning, maintenance of all communal areas, maintenance of the bins and service lift.

Accommodation.

This apartment is located in a block of 6 similar apartments. The communal door is accessed via a key code and leads to a well kept communal hallway, with both stairs and a lift gaining access to both the first and second floors.

The front door for number 5 gains access to the apartment and hallway, electric storage heater, security door entry phone, access to roof storage space. There is a large storage cupboard located on the second floor landing with a light.

Lounge

9' 6" x 17' 10" (2.90m x 5.44m) Wall mounted electric heater, TV point, telephone point, window to front and side with lovely views at the front across Bourne Memorial Gardens and park.

Kitchen

8' 7" x 7' 4" (2.62m x 2.24m) Fitted wall mounted and floor standing cream fronted cupboards including tall larder style cupboard, complimentary fitted worktops and splash back tiling, inset polycarbonate sink and drainer with mixer tap, four ring ceramic hob with extractor canopy over, eye level electric oven, space and plumbing oven for tumble dryer, integrated fridge and freezer, integrated washing machine, integrated wine cooler, inset ceiling spot lights, vinyl flooring.

Bedroom 1

8' 11" x 10' 2" (2.72m x 3.10m) Wall mounted electric heater, built in storage cupboards and matching dressing table with drawers, TV point, window to front.

Bedroom 2

8' 7" max x 8' 5" max (2.62m x 2.57m) Built in wardrobes, velux windows, wall mounted electric heater.

Shower Room

Large double width walk in shower with sliding glass door and aqua splash boards, wash hand basin with electric tap and vanity cupboard under, low level WC with concealed flush, vinyl flooring, electric heater.

Externally

This apartment benefits from one allocated off road parking space. This is located in front of the coach house apartment second on the left.

