



**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**38 Sandown Drive, Bourne, Lincolnshire PE10 0WP**

**£97,500**



\*\*\*TOP FLOOR APARTMENT OVERLOOKING GREEN AREA\*\*\* Rosedale are delighted in offering this super apartment located in the popular area of Elsea park. The property is within easy access to Bourne town centre and local schools. This apartment has recently been decorated and has new carpets fitted. There is a light and airy dual aspect lounge, with an open plan kitchen off, a double bedroom with built in wardrobes, bathroom and allocated parking space. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band A.

[rosedaleproperties.co.uk](http://rosedaleproperties.co.uk)

**T: 01778 420011**



## ENTRANCE

Door to front, radiator and cupboard.

## BEDROOM ONE

8' 11" x 8' 2" (2.72m x 2.49m) (approx.) UPVC window to front, radiator, wardrobe and cupboard.

## BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, part tiled walls and radiator.

## LOUNGE/KITCHEN

12' 11" x 11' 8" (3.94m x 3.56m) (approx.) UPVC window to front and side and two radiators.

## KITCHEN AREA

11' 8" x 5' 3" (3.56m x 1.60m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven, hob, extractor fan, unit lighting, fridge freezer space, integrated washing machine and wall mounted gas boiler.

## OUTSIDE

Parking space.

## AGENTS NOTE

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.

Annual leasehold charges as provided by owners:

Ground Rent- £200.00

Service charge- £1,123.36

