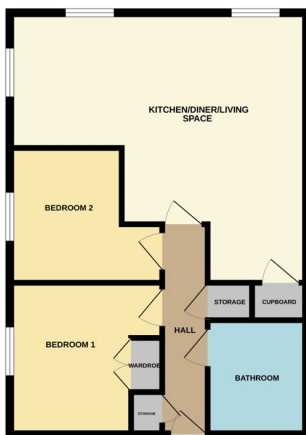




25 The Pollards, Bourne, Lincolnshire PE10 0FR

£115,000



GROUND FLOOR APARTMENT Rosedale Property Agents are delighted to offer this well-maintained ground floor apartment within the popular modern development of Elsea Park. Ideally located within easy access of Bourne town centre and local schools. Perfect for a first-time buyer looking to get on the property ladder the apartment comprises an entrance hall leading to a family bathroom, two bedrooms, several storage cupboards and a bright open-plan kitchen and living area. Externally the property benefits from an allocated parking space providing added convenience. Viewings are highly recommended to fully appreciate all that this home has to offer. EPC Energy Rating D. Council Tax Band A.

ENTRANCE

Door to front, electric radiator, laminate flooring and two cupboards.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, heated towel rail and extractor fan.

BEDROOM ONE

10' 5" x 10' 5" (3.17m x 3.17m) (approx.) UPVC window to front, laminate flooring, electric radiator and fitted wardrobe.

BEDROOM TWO

10' 6" x 9' 3" (3.20m x 2.82m) (approx.) UPVC window to front, radiator, electric radiator and laminate flooring.

KITCHEN/LIVING AREA

20' 4" x 18' 5" (6.20m x 5.61m) (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, plumbing and space for washing machine, fridge freezer space, electric radiator, storage cupboard, UPVC window to front and two UPVC windows to side.

OUTSIDE

Allocated parking.

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.

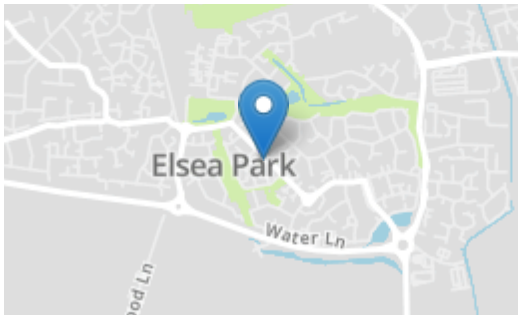
As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

The Vendor has advised:

Yearly Service Charge: £1451.34

Yearly Ground Rent: £125.00

Lease length: : from 10 March 2006 until 31 December 2130



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

