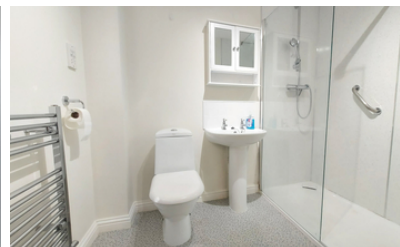
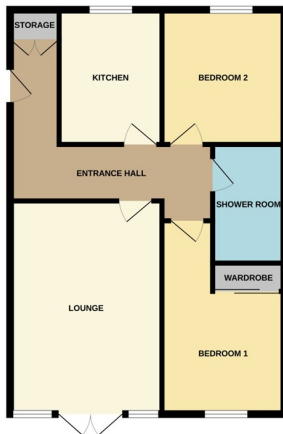




Flat 2 Falcon Court, Falcon Way, Bourne, Lincolnshire PE10 0GR

£40,000



25% SHARED OWNERSHIP Rosedale are delighted to offer to the market this very well laid out ground floor flat within walking distance to local supermarkets. The property is being sold with no onward chain and an allocated parking space. The property comprises of entrance hall, lounge, kitchen/breakfast, two bedrooms and a family bathroom. The property is well maintained and ready to move into. To fully appreciate this property viewings are highly recommended. EPC Energy Rating Currently Unavailable/Council Tax Band A.

ENTRANCE HALL

Cupboard and laminate flooring.

INNER HALL

Radiator and telephone intercom.

LOUNGE

16' 6" x 11' 10" (5.03m x 3.61m) (approx.) UPVC glazed door to Juliet balcony and UPVC window to front.

KITCHEN

10' 5" x 8' 0" (3.17m x 2.44m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, integrated oven, hob, extractor fan, part tiled walls, plumbing and space for washing machine, dishwasher space, fridge freezer space, radiator and UPVC window to rear.

BEDROOM ONE

14' 11" x 9' 6" (4.55m x 2.90m) (approx.) UPVC window to front, radiator and double built in wardrobe.

BEDROOM TWO

10' 5" x 9' 6" (3.17m x 2.90m) (approx.) UPVC window to rear and radiator.

BATHROOM/SHOWER ROOM

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, part tiled walls and heated towel rail.

OUTSIDE

Allocated 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.

Information obtained by the owners:

This property has a total monthly rent and service charge of £300.20

Lease remaining - 83 Years.

