



2 Browning Court, Bourne, Lincolnshire PE10 9FA

£250,000



*** INDEPENDENT LIVING APARTMENT *** Rosedale are delighted to offer to the market this two bedroom, ground floor apartment in Browning Court, situated in Bourne town centre within close walking distance to the local shops and amenities. The concept of managed and serviced apartments is really all about the lifestyle and suiting anyone wanting to live independently or with more support, company and an option of a busy social calendar. The spacious apartment itself has a large, bright lounge, a well equipped kitchen, four piece bathroom with a walk in, low level shower and an additional cloakroom for guests. The impressive main bedroom has a built in furniture and a walk in wardrobe. The well proportioned second bedroom gives the flexibility of having another reception room or a guest room. Browning Court itself has a lovely community feel and offers a friendly and compassionate way to live, surrounded by people of a similar nature. To fully appreciate this opportunity viewings are highly recommended. EPC Energy Rating C/Council Tax Band C.

ENTRANCE HALL

Cupboard.

LOUNGE

20' 1" x 11' 4" (6.12m x 3.45m) (approx.) UPVC bay window to rear, electric fireplace and radiator.

KITCHEN

11' 1" x 7' 10" (3.38m x 2.39m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, tiled walls, integrated oven, electric hob, washer/dryer, fridge freezer and UPVC window to rear.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin.

BEDROOM ONE

20' 9" x 10' 2" (6.32m x 3.10m) (approx.) UPVC window to rear, radiator, dressing table, built in drawer units, headboard and walk in wardrobe.

BEDROOM TWO

16' 6" x 8' 11" (5.03m x 2.72m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, bath and walk in shower. Radiator.

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.

Browning Court information (provided by Kingsdale Group Ltd)

Please note: This property is in an age exclusive development within a serviced building. The property is leasehold.

LENGTH OF LEASE: 125 Years from 01/02/2008

MONTHLY SERVICE CHARGE: £722.95

SERVICE CHARGE PERIOD: 1 April 2024 - 31 March 2025

12 MONTH GROUND RENT: None Payable

Services

Duty manager on site 24/7. Emergency callouts between 9.30pm and 7.30am. One and half hours service time per week. Restaurant facility offering a three course lunch every day. Family and friends welcome. Handyman. Laundry service.

Facilities

Lift access to all levels, lounge, dining room, guest suite, hobbies room, landscaped gardens and car parking. Secure door entry system. Emergency alarm call system.

Accessibility

All areas are wheelchair accessible. Situated in the centre of Bourne and within 400 yards of the supermarket. Excellent range of local shops and amenities.

Lifestyle

Browning Court has a busy social programme. This includes coffee mornings, tai chi, bingo, quiz nights, cards, scrabble, themed evenings with local entertainers and charity fund raising events.

New Owners are accepted over 60 years of age.

Pets are welcome (subject to terms of the lease).

RESALE FEES:

Less than 12 Months - 1% Reserve Fund Contribution

12-24 Months - 2% Reserve Fund Contribution

24 Months + - 3% Reserve Fund Contribution

Type

Independent Living

Properties Constructed by Stepnell Ltd. Completed 2008.

Comprising of:

38 x two bedroomed apartments and

7 x one bedroomed apartments.

