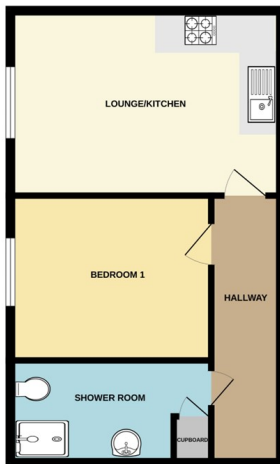




21 Water Lane, Bourne, Lincolnshire PE10 0QP

£95,000



*****GROUND FLOOR APARTMENT***** Rosedale Property Agents are delighted to offer this well presented, one bedroom, ground floor apartment for sale. The property is situated within the popular Elsea Park development and is close to local schools and amenities. Accommodation on offer comprises entrance hall, recently refitted and renovated shower room with oversized double shower cubicle, a generous double bedroom and an open plan lounge & kitchen space. Viewings are highly recommended as this would make an ideal first time buy or buy to let investment. EPC Energy Rating C / Council Tax Band A.

ENTRANCE

Front door from communal entrance hall, laminate flooring and radiator.

SHOWER ROOM

Re-fitted with a three piece suite comprising low level WC, wash hand basin, enclosed and fully tiled double shower cubicle and heated towel rail. Extractor fan, partially panelled walls, airing cupboard housing the combi boiler and obscure UPVC window to front.

BEDROOM ONE

12' 3" x 10' 1" (3.73m x 3.07m) (approx.) UPVC window to front, laminated flooring and radiator.

OPEN PLAN LOUNGE/KITCHEN

16' 6" x 11' 4" (5.03m x 3.45m) (approx.) Kitchen area - Fitted with a range of base and eye level units, stainless steel sink and drainer unit, tiled splash back, integrated electric single oven, electric 4 ring hob, extractor fan, plumbing and space for washing machine and integrated fridge/freezer. Laminate flooring, radiator and UPVC window to front.

OUTSIDE

Allocated parking to rear.

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 property is a leasehold apartment, therefore subject to annual charges. We have been advised by the owners:

Lease term - 108 years

Service Charge - £946.10 per year

Ground rent- £200 per year

