



Rosedale
PROPERTY AGENTS

'Making your move easier'



38 Browning Court, Bourne, Lincolnshire PE10 9FA

£225,000



INDEPENDENT LIVING Rosedale are delighted to offer to the market this very well presented second floor apartment with no onward chain in the centre of Bourne. There are two double bedrooms, a modern fully fitted kitchen with everything you need, including oven, hob, extractor fan, fridge freezer and washer-dryer. The lounge is East-facing benefiting from the morning sunshine through the bay window. The bathroom includes a wash basin, WC, bath and separate level access shower, with the convenience of a second cloakroom/WC at the end of the hallway. The master bedroom has a fitted wardrobe with full length mirrors. The second bedroom could also be utilised as a study or dining room if desired. There is also a lift conveniently located near and stairs leading to all communal facilities. To fully appreciate this property viewings are highly recommended. EPC Energy Rating B/Council Tax Band C.

rosedaleproperties.co.uk

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ENTRANCE HALL

Cupboard and loft access.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, 1/2 tiled walls and extractor fan.

LOUNGE

17' 2" x 11' 6" (5.23m x 3.51m) (approx.) UPVC Bay window to rear, electric feature fireplace and radiator.

KITCHEN

11' 0" x 7' 10" (3.35m x 2.39m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, wall mounted gas boiler, integrated oven, hob, extractor fan, washing machine, integrated fridge freezer, radiator and UPVC window to front.

BEDROOM ONE

13' 8" x 10' 5" (4.17m x 3.17m) (approx.) UPVC window to front, fitted wardrobes and radiator.

BEDROOM TWO

13' 8" x 9' 0" (4.17m x 2.74m) (approx.) UPVC window to front and radiator.

BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, 1/2 tiled walls, extractor fan and 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.

Lease Term - 125 Years from 1st February 2008.

Monthly Service Charge = £740.56

