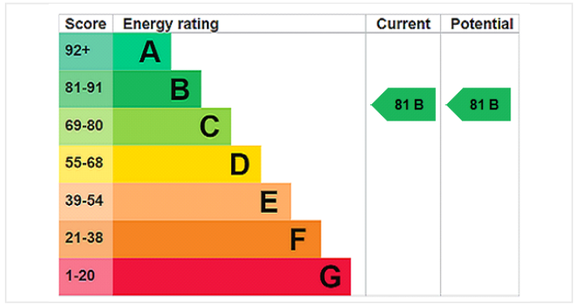
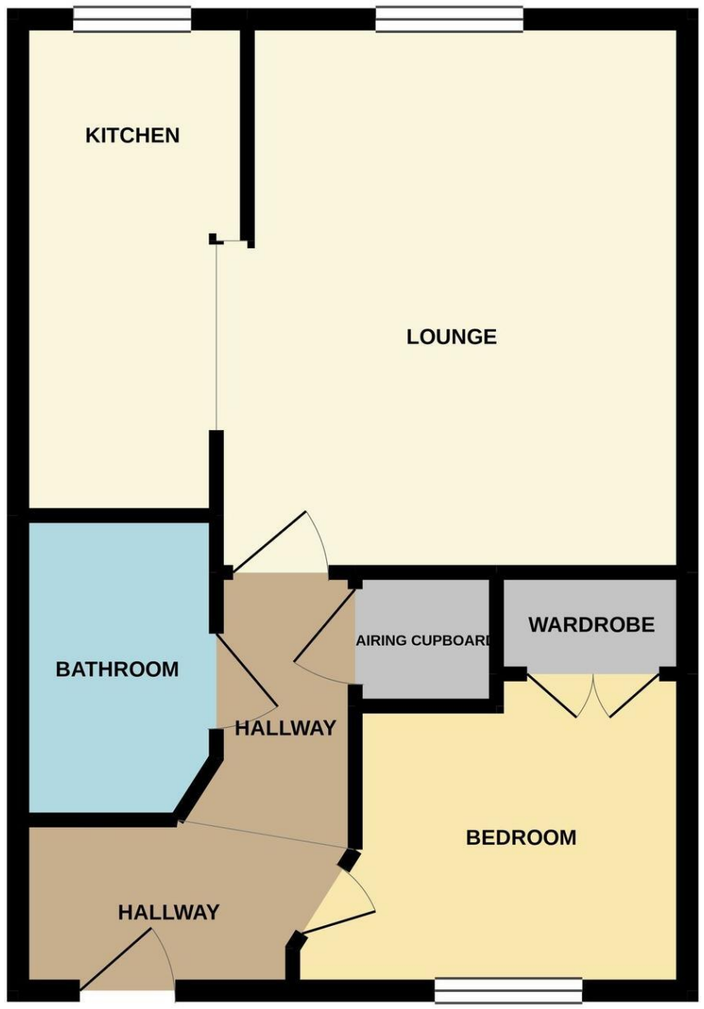
Sandown Drive, Bourne, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.











34 Sandown Drive, Bourne, Lincolnshire, PE10

£94,500 Leasehold

Situated on the ever-popular Elsea Park development, this well-presented first floor apartment offers bright, spacious and well-maintained accommodation, making it an ideal first-time purchase or investment opportunity. The property features a welcoming entrance hall with useful airing cupboard, a generous living room providing ample space for both living and dining, and a fitted kitchen with a range of storage and work surfaces. The double bedroom benefits from a built-in wardrobe, while the bathroom is fitted with a modern three-piece suite. Enjoying a light and airy feel throughout, the apartment is conveniently located close to local amenities, schools and transport links, with Bourne town centre just a short distance away.

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ACCOMMODATION

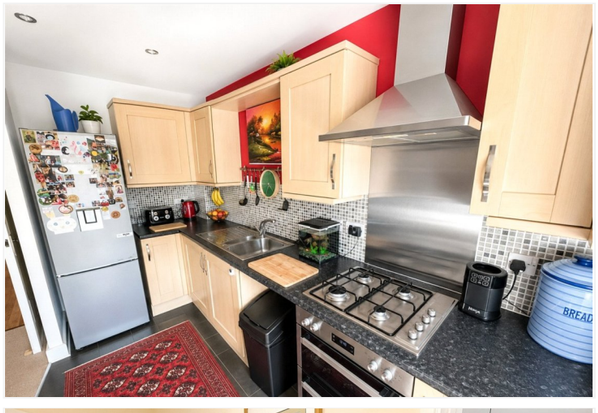
Communal Entrance Hall - There is a secure Entryphone system giving access with stairs leading to the first floor.

Entrance Hall - With built in airing cupboard and door leading to:

Lounge/Diner - 14'6" x 11' (4.42m x 3.35m) With upvc double glazed window overlooking the front, radiator, power points and open to:

Kitchen - 13'2" x 6'10" (4.01m x 2.08m) With modern fitted units comprising, one and a half bowl sink with cupboard below, good range of wall and base units, built in oven and hob with extractor above, space for fridge freezer, space and plumbing for washing machine, part tiled walls and upvc double glazed window to the front.

Bedroom One - 10' x 8'5" (3.05m x 2.57m) With fitted wardrobes, upvc double glazed window to the rear, radiator and power points.







Family Bathroom - With fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls and extractor fan.

Outside - Communal grounds surround the block and there is allocated parking to the rear.

Lease TBC

Service charge and ground rent TBC

Agent's Note - BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown (Bourne) LLP t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

Agents note - Please note this property is subject to the Elsea Park Management Fee of £290 per annum.

LOCAL AUTHORITY

South Kesteven

TENURE

Leasehold

COUNCIL TAX BAND

A

SERVICE CHARGE

TBC

GROUND RENT

TBC