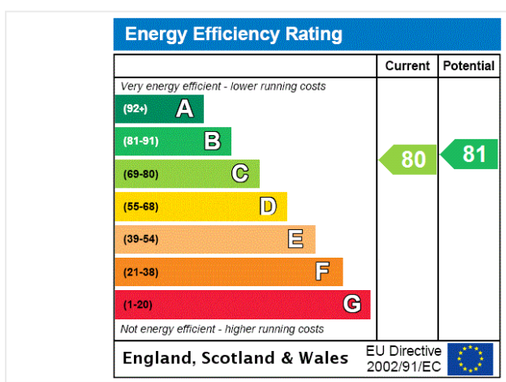
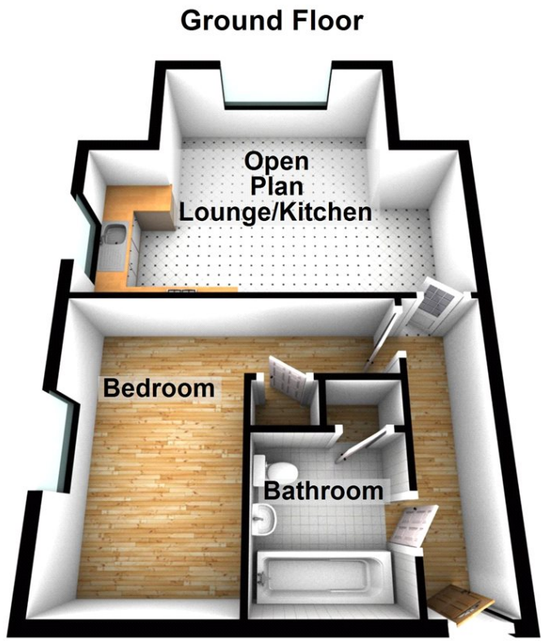
Water Lane, Bourne

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.











29 Water Lane, Bourne, PE10

£90,000 Leasehold

Winkworth are delighted to offer for sale this superbly presented one bedroom ground floor flat located on this popular development giving easy access to the A15 road links to Peterborough and its main line train station to London/Kings Cross. The property is offered for sale with no ongoing chain and benefits from, open plan lounge/kitchen, good size bedroom and bathroom. We would strongly recommend an early internal viewing to avoid disappointment. Please call 01778 392807 for more information.

Superbly Presented One Bedroom Ground Floor Flat | Located on the Popular Elsea Park Development | No Ongoing Chain | In Excellent Condition Throughout | Viewing Highly Recommended

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See things differently.







ACCOMMODATION

Communal Entrance Hall - Accessed by door with code to enter the building, lockable post box, personal door leading through to

Entrance Hall - With wood effect flooring, radiator, power points and door leading through to

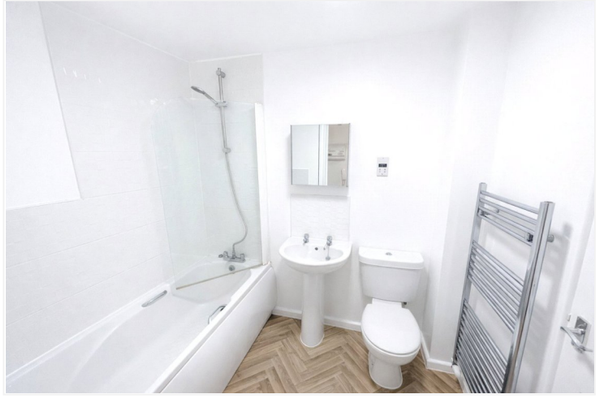
Open Plan Lounge/Kitchen - 19'10" (6.05) max x 13'6" (4.11) max A bright and spacious room with wood effect flooring, tastefully decorated throughout, with modern fitted kitchen comprising single drainer sink with cupboard below, good range of wall and base units, space and plumbing for washing machine, space for up right fridge freezer, part tiled walls, double aspect to front and side, radiator, power points, tv point and fitted smart meter

Bedroom - 13'9" x 15'9" max (4.2m x 4.8m max) With UPVC double glazed window to the side, radiator, power points and built-in wardrobe cupboard

Bathroom - Modern fitted suite comprising panelled bath with wall mounted shower and glass screen, close coupled WC, wash hand basin, part tiled walls, heated towel rail, cupboard housing gas boiler supplying hot water and central heating







which is controlled through a HIVE thermostat

Outside - There is a designated car park for the flats and communal grounds surround the block

Lease and Charges - LEASE: Vendor informs us there are approx. 95 years remaining

Maintenance and Ground Rent: A combined total fee of £134.85 a month

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.

LOCAL AUTHORITY

South Kesteven

TENURE

Leasehold

COUNCIL TAX BAND

A

SERVICE CHARGE AND GROUND RENT

£134.85