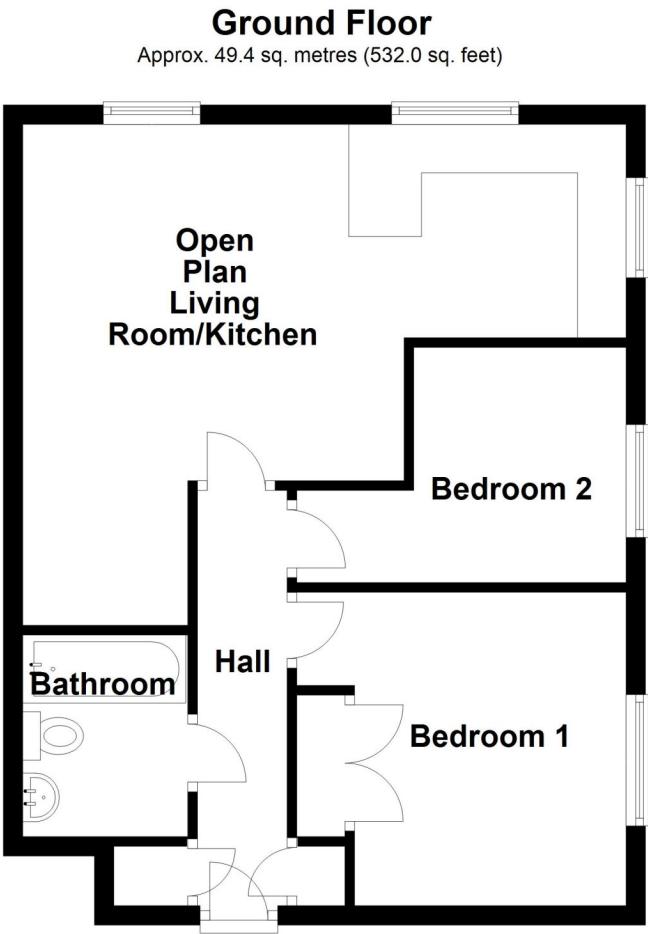


The Pollards, Bourne, Lincolnshire

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 49.4 sq. metres (532.0 sq. feet)



75 The Pollards, Bourne, Lincolnshire, PE10 0FR

£115,000 Leasehold

INVESTORS ONLY! A two bedroom top floor flat with a tenant paying £650 pcm making this an ideal investment. The property is located on the popular Elsea Park development giving easy access to local supermarkets and the A15 road link to Peterborough. The property offers bright and spacious accommodation benefiting from communal entrance hall with secure entry phone system, open plan living room and kitchen, two bedrooms and bathroom plus allocated parking. The current tenant would like to stay at the property and is happy to sign a new 12 month agreement (this information can obviously change depending on timing) Please call 01778 392807 for more information.

Two Bedroom Top Flat | Investors Only | Open Plan Living Room/Kitchen | EPC Rating C
| Council Tax Band A

Winkworth Bourne | 01778392807 |
bourne@winkworth.co.uk
winkworth.co.uk/bourne

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See things differently.



ACCOMMODATION

Entrance Hall - With built in airing cupboard housing hot water tank, further built in storage cupboard, wall mounted electric heater and door leading to.

Open Plan Living Room/Kitchen - 20'2" (6.15) x 17'9" (5.4) (Narrowing to 14'8" (4.47) x 12'1" (3.68)) A bright and spacious room being double aspect to the front and side, modern fitted kitchen units comprising, sink with cupboard below, range of wall and base units, built in oven and hob, space and plumbing for washing machine, space for fridge, wall mounted electric heater, part tiled walls and open to the living area.

Bedroom One - 11'5" x 10'3" (3.48m x 3.12m) With built in wardrobes, wall mounted electric heater, upvc double glazed window and power points.

Bedroom Two - 10'6" x 9'3" (3.2m x 2.82m) With upvc double glazed window, wall mounted electric heater and power points.

Bathroom - With panelled bath with shower attachment, low level wc, wash hand basin, part tiled walls and extractor fan.



Outside - Communal gardens surround the development with an allocated parking space.

The vendor informs us that the charges are as follows:

SERVICE CHARGE - £97.00 per month.

GROUND RENT - £125 per annum.

ELSEA PARK TRUST £264 per annum

Leasehold information provided by the current vendor - 125 years lease since 2005.

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Leasehold

COUNCIL TAX BAND

A

