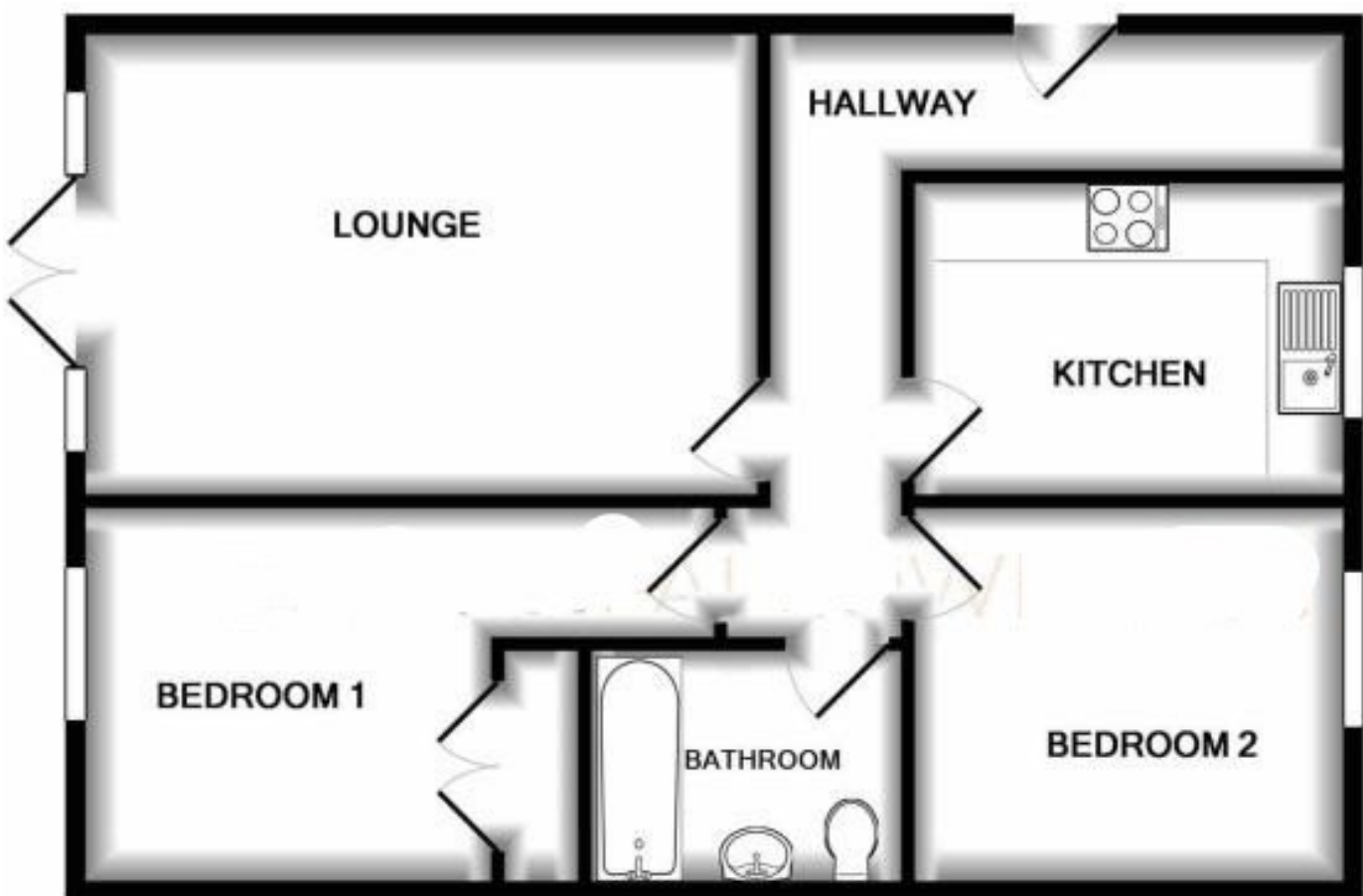


appliances and other features are approximate.



has been made to ensure the accuracy of the floor plan contained here, measurements
rooms and any other items are approximate and no responsibility is taken for any error,
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Flat 10, Falcon Court, Falcon Way, Bourne, Lincolnshire, PE10 0GR

£55,000 Leasehold

This spacious first floor flat is an ideal purchase for First Time Buyers as it is offered to the market on a 45% shared ownership basis. The property is offered for sale in excellent condition throughout and benefits from, spacious entrance hall, lounge with Juliet balcony, modern fitted kitchen, two bedrooms and family bathroom. Outside communal gardens surround the block with allocated parking to the rear. The property is located on the southern side of Bourne giving easy access to Tesco supermarket and the A15 road link to Peterborough with its main line train station to London/Kings Cross. Please call 01778 392807 for more information.

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bourne@winkworth.co.uk
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See things differently.



Bedroom Two - 10'9" x 9'3" (3.28m x 2.82m) With Upvc window to the rear aspect and radiator.

Bathroom - Fitted with a modern three piece white suite comprising WC, pedestal wash hand basin and panelled bath with glass shower screen and shower over, vinyl flooring, heated towel rail, extractor fan and shaver point

Outside - Communal gardens surround the block with allocated parking to the rear

Agent Note - The property is on a 99 year lease from 2009.

This property is being sold under a shared equity scheme with the remaining 50% owned by Platform Housing Group.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Leasehold

COUNCIL TAX BAND

A

DESCRIPTION

ACCOMMODATION

Entrance Hall - Accessed via the communal entrance hall. With door entry phone, space for coats and shoes, coving to the ceiling, two radiators, telephone point

Lounge - 16'8" x 11'6" (5.08m x 3.5m) With Upvc glazed double doors and side panels to a Juliet balcony, TV point, two phone points and a radiator.

Kitchen - 10'10" x 7'10" (3.3m x 2.4m) Fitted with a range of modern base and wall units to two walls, with tiled splash backs, plumbing for a washing machine, space for a fridge freezer, stainless steel 1&1/2 bowl sink and drainer, boiler cupboard with Glowworm gas combi boiler, TV point, vinyl flooring and Upvc window to the rear aspect.

Bedroom One - 15'7" x 9'4" (4.75m x 2.84m) With Upvc window to the front aspect, TV point, built in double wardrobe and radiator.

