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BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



Browning Court, Bourne

GUIDE PRICE - £225,000 Leasehold

- Two Double Bedrooms
- Cloakroom
- Walk-In Shower & Separate Bath
- Communal Gardens
- No Onward Chain

Conveniently located two-bed ground floor flat situated within an exclusive over-60s complex with extensive facilities. Accommodation includes two bedrooms, living room, kitchen, bathroom with shower and cloakroom

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ENTRANCE HALL

34' 5" x 4' 6" (10.51m x 1.38m)

Entrance hallway with new carpet and neutral décor throughout. Three single light pendants and wall mounted heater. Double doors to storage cupboard with shelves and coat hooks. Airing cupboard with an electric heater and pine slatted shelves above.

CLOAKROOM

4' 4" x 6' 6" (1.34m x 1.99m)

Accessed from the hallway. Neutral décor and carpets. Single light pendant, low level WC and pedestal wash hand basin with mixer tap.



LIVING ROOM

11' 5" x 14' 5" (3.49m x 4.41m maximum) plus bay window
New carpet with neutral décor. Wall and ceiling mounted light fittings, electric fire with cream surround and hearth and wall mounted radiator. Bay window and door opening onto communal garden area with mature landscaped shrubs and bushes with well-maintained lawns and paths leading throughout.



KITCHEN

8' 0" x 11' 0" (2.44m x 3.36m)
Vinyl flooring with neutral décor and ceiling mounted light fitting. Base and wall mounted kitchen units with electric single oven and ceramic style hob with extractor fan above. Integrated fridge-freezer and space for washing machine. Worcester wall mounted boiler with window overlooking garden area. Wall mounted radiator.



MASTER BEDROOM

10' 6" x 14' 6" (3.21m maximum x 4.42m maximum)
New carpet with neutral décor. Two ceiling mounted light fittings, wall mounted radiator beneath window overlooking communal garden. Fitted wardrobe with mirror fronted sliding doors with shelving and hanging rails.



SECOND BEDROOM

10' 5" x 14' 6" (3.20m maximum x 4.42m maximum)
Neutral carpet with neutral décor. Single light pendant and wall mounted radiator beneath window overlooking communal garden.



BATHROOM

11' 1" x 7' 11" (3.38m maximum x 2.43m maximum)
Part hard flooring and partly (new) carpeted with neutral tiles and décor. Wall mounted towel warmer radiator with bath, low level WC, pedestal wash hand basin and walk-in shower. Ceiling mounted lights and frosted glazed window to West elevation.

LEASEHOLD DETAILS:

The property is leasehold with approximately 112 years left on the lease (125 years from 1st February 2008). There is no ground rent payable.

WARDEN COVERAGE

The complex has a duty manager available 24 hours a day, 7 days a week with emergency call-outs available at allotted times.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE

Leasehold

SERVICES

The property has the benefit of mains water, foul drainage, electric and gas.

COUNCIL TAX

BAND C

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: 14427

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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