

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



20 The Pollards, Bourne, Lincolnshire, PE10 0QB

£120,000 Leasehold

- Allocated Parking Spaces
- Ensuite & Family Bathroom
- Entrance Hallway
- Ground Floor Apartment
- Modern Fitted Kitchen

This ground floor apartment is situated on the popular Elsea Park development. It offers spacious accommodation including open plan living, two bedrooms and two bathrooms. Viewing is highly recommended at the earliest opportunity to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



AGENTS NOTE

This ground floor apartment benefits from a long remaining lease of approximately 105 years. The annual charges are £1080 for the service charge and £125 for ground rent. The only other charge is for the Elsea Park community trust fund which is approximately £300 per year.

Accommodation

Main entrance door to communal hallway. Front door on Ground Floor leading into Entrance Hallway: Wall mounted electric heater, door entrance telephone.



Bedroom 1

11' 3" x 10' 10" (3.43m x 3.30m) TV point, telephone point, wall mounted electric heater, built in wardrobe., window to rear.

Ensuite Shower Room

Corner shower cubide with curved glass doors, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, white heated ladder towel rail, vinyl flooring, extractor fan, electric shaver point, inset ceiling spot lights.



Car Park

At the rear of this ground floor apartment there is a car park with an allocated parking space and rear access to the apartments.

Lounge/Diner

23' 6" x 8' 4" (7.16m x 2.54m) TV point, telephone point, wall mounted electric heater, two windows to front. Open through to Kitchen.



Kitchen

7' 4" x 8' 6" (2.24m x 2.59m) Wall mounted and floor standing cream fronted cupboards, complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, electric oven, space for fridge/freezer, space and plumbing under worktop for automatic washing machine, inset ceiling spot lights, vinyl flooring.

Bedroom 2

6' 11" x 9' 1" (2.11m x 2.77m) 6' 11" x 9' 1" (2.11m x 2.77m) Telephone point, wall mounted electric heater, window to rear.

Bathroom

Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, white heated ladder towel rail, electric shaver point, extractor fan, inset ceiling spot lights.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Leasehold

SERVICES Water and Electric

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S-3121608

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

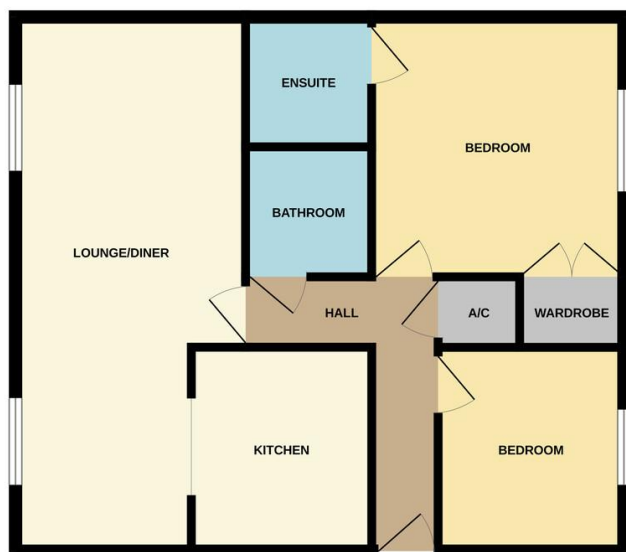
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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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