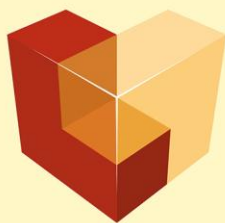


EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



The Corn Mill, Flat 5 South Street, Bourne, Lincolnshire, PE10 9GN

£147,995 Leasehold

- Allocated Off Road Parking Space
- Lounge
- Modern Kitchen
- No Onward Chain
- Second Floor Apartment

Ideally situated close to Bourne town centre and all the local amenities. Bourne itself benefits from individual shops and bars, national food chains and supermarkets. There are regular bus links to both Peterborough and Stamford.

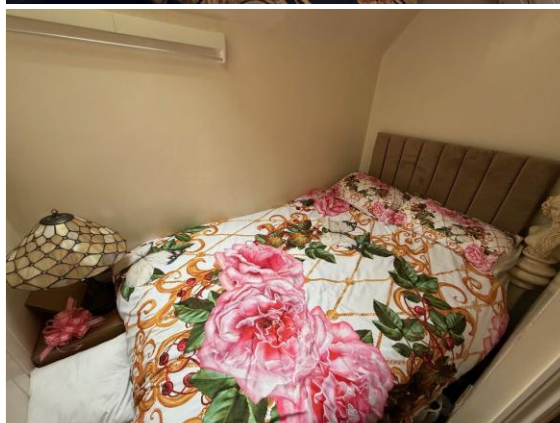
SPALDING 01775 766766 BOURNE 01778 420406

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



AGENTS NOTE

This apartment benefits from a long lease however the management company (Which are all the residents of The Cornmill) are currently in negotiations to extend the current lease to 999 years. The current ground rent and service charge is £120.00 which is paid monthly into a sinking fund. This includes external window cleaning, maintenance of all communal areas, maintenance of the bins and service lift.



Accommodation.

This apartment is located in a block of 6 similar apartments. The communal door is accessed via a key code and leads to a well kept communal hallway, with both stairs and a lift gaining access to both the first and second floors. The front door for number 5 gains access to the apartment and hallway, electric storage heater, security door entry phone, access to roof storage space. There is a large storage cupboard located on the second floor landing with a light.

Lounge

9' 6" x 17' 10" (2.90m x 5.44m) Wall mounted electric heater, TV point, telephone point, window to front and side with lovely views at the front across Bourne Memorial Gardens and park.

Kitchen

8' 7" x 7' 4" (2.62m x 2.24m) Fitted wall mounted and floor standing cream fronted cupboards including tall larder style cupboard, complimentary fitted worktops and splash back tiling, inset polycarbonate sink and drainer with mixer tap, four ring ceramic hob with extractor canopy over, eye level electric oven, space and plumbing oven for tumble dryer, integrated fridge and freezer, integrated washing machine, integrated wine cooler, inset ceiling spot lights, vinyl flooring.

Bedroom 1

8' 11" x 10' 2" (2.72m x 3.10m) Wall mounted electric heater, built in storage cupboards and matching dressing table with drawers, TV point, window to front.

Bedroom 2

8' 7" max x 8' 5" max (2.62m x 2.57m) Built in wardrobes, velux windows, wall mounted electric heater.

Shower Room

Large double width walk in shower with sliding glass door and aqua splash boards, wash hand basin with electric tap and vanity cupboard under, low level WC with concealed flush, vinyl flooring, electric heater.

Externally

This apartment benefits from one allocated off road parking space. This is located in front of the coach house apartment second on the left.

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

TENURE Leasehold

SERVICES Electric and Water

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

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S-3738068

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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THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist

