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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



27 Browning Court, Bourne, Lincolnshire, PE10 9FA

£249,000 Leasehold

- Communal Gardens & Car Parks
- Entrance Hallway & Cloakroom
- First Floor Retirement Apartment

Browning Court offers prospective buyers independent living within their own apartments. There are many additional and extremely useful facilities including a well appointed dining room, an on-site laundry service and a guest suite which can be booked for family and friends. (There are fees payable for these facilities)

SPALDING 01775 766766 BOURNE 01778 420406

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



Accommodation

Front door opening to spacious Entrance Hallway: 26'9" x 4'6" Airing cupboard with shelving and heater, large built in storage cupboard.

Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, non slip flooring, extractor fan.



Kitchen

8' 1" x 10' 11" (2.46m x 3.33m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, eye level HOT POINT electric oven, space for fridge/freezer, space and plumbing for automatic washing machine, wall mounted gas central heating boiler (Please note this is regularly serviced) vinyl flooring, radiator, window to rear.

Bedroom 2

13' 9" x 9' 0" (4.19m x 2.74m) Radiator, window to rear.

Garden

All properties on the croft benefit from well kept communal gardens. The gardens are fully enclosed and laid to large neat shaped lawns with beautifully well stocked borders. There are several communal car parks for residents and visitors.

Agents Note

Browning Court is a leasehold retirement apartment purposely built for the over 60's. It benefits from a long remaining lease and is located in an ideal residential location close to Bourne town centre and all the local amenities. The current service charge for 2025/2026 is £740.56 per month. This includes a 24 hour duty manager, up keep of the communal gardens, buildings insurance and external maintenance. The service charge also includes 1.5 hours of house keeping which can be used for cleaning, ironing or shopping.

Lounge

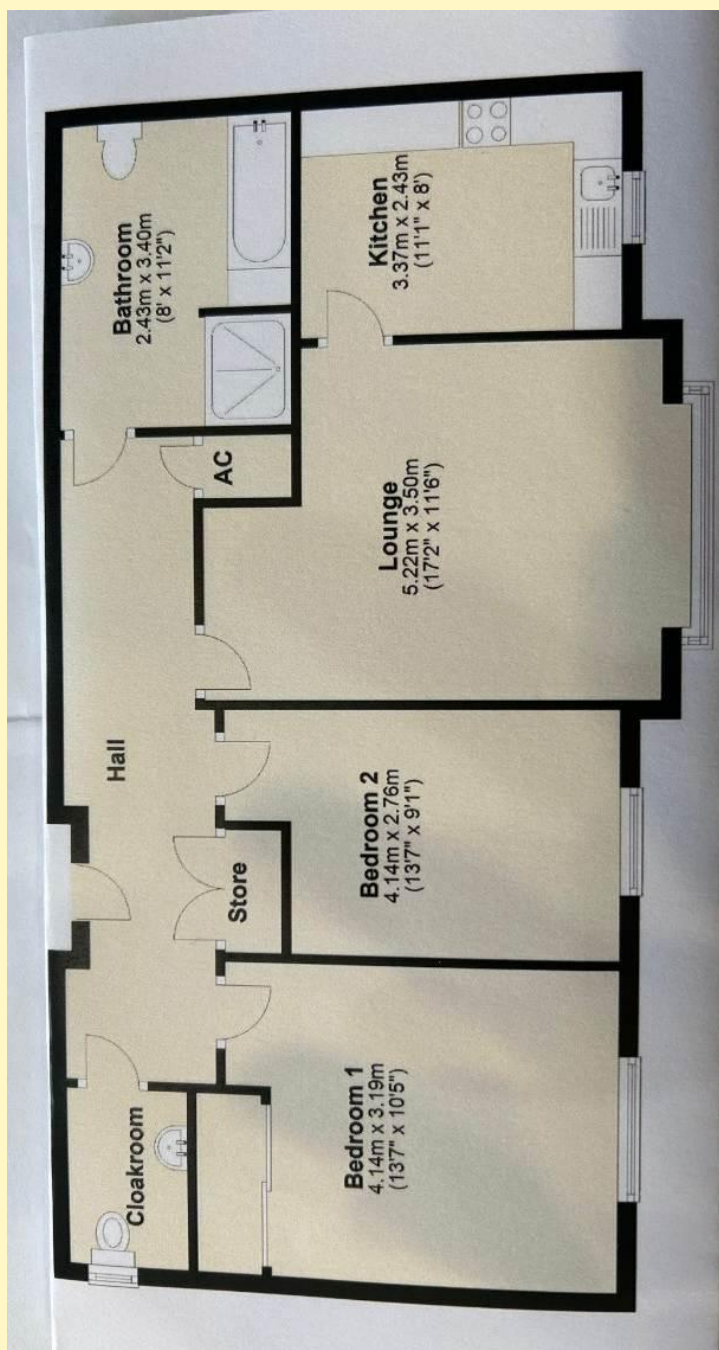
11' 4" x 15' 2" max (3.45m x 4.62m) TV point, telephone point, wall mounted thermostatic heating control, radiator, window to rear.

Bedroom 1

14' 6" max x 12' 9" (4.42m x 3.89m) Built in wardrobes with mirrored fronts, radiator, window to rear.

Bathroom

8' 0" x 11' 2" (2.44m x 3.40m) Panelled bath, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, non slip flooring throughout, walk in shower with shower curtain, radiator, extractor fan.



TENURE Leasehold

SERVICES Electric and Water

COUNCIL TAX BAND C

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-3637685

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