

Eckfords Property Scene
29, West Street, Bourne, Lincolnshire, PE10 9NB
E: sales@eckfords.co.uk
@: www.eckfords.co.uk
T: 01778 426215

Eckfords



70 The Pollards, Bourne, Lincolnshire PE10 0QB

£116,000 - Leasehold

Property Summary

This is an ideal first time buyer or investment property. Viewing is recommended to appreciate the spacious accommodation. Great value for money.

Features

- First Floor Apartment
- Entrance Hallway with Security Entry Phone
- Lounge/Diner
- Kitchen
- Two Bedrooms
- Ensuite and Family Bathroom
- No Onward Chain
- Allocated Parking Spaces



Room Descriptions

First Floor

Accommodation

Door to communal hallway, stairs to first floor.

Front Door to Entrance hallway: Wall mounted electric heater, entrance security phone, airing cupboard housing hot water tank.

Lounge/Diner

23' 6" x 10' 2" (7.16m x 3.10m) Wall mounted electric heater, TV point, telephone point. Open through to Kitchen.

Kitchen

7' 4" x 8' 6" (2.24m x 2.59m) Fitted wall mounted and floor standing cream fronted cupboards, complimentary worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring electric hob, extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine which is included in this sale, space for fridge/freezer, vinyl flooring, inset ceiling spot lights.

Bedroom 1

11' 2" x 10' 7" (3.40m x 3.23m) Built in double wardrobe, wall mounted electric heater, TV point.

Ensuite Shower

Corner shower cubicle with curved glass door, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, tiled flooring, white heated ladder towel rail, inset ceiling spot lights, extractor fan.

Bedroom 2

6' 11" x 9' 0" (2.11m x 2.74m) Wall mounted electric heater.

Bathroom

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

Externally

Communal Car Park.

At the rear of the apartment is a communal car park with one allocated parking space.

Agents Note

This leasehold property benefits from a long remaining lease. Originally registered in 2005 with a long remaining lease until 2128.

The annual fees are:

Annual Ground Rent £125.00 per annum

Annual Management Fees £1200 this can be paid monthly.

Elsea Park Community Trust Fund £305.68 2023/2024.

Please note the maintenance and ground rent are paid in full for 2023.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	