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Eckfords



72 The Pollards, Bourne, Lincolnshire PE10 0QB

reduced £112,000 - Leasehold

### Property Summary

This property benefits from a long remaining lease and is an ideal property for a first time buyers or Investors. Great value for money. Viewing is highly recommended.

### Features

- First Floor Apartment
- Open plan Living Accommodation
- Modern Fitted Kitchen
- Two Bedrooms
- Allocated Parking Spaces
- No Onward Chain
- Council Tax Band A



## Room Descriptions

### First Floor

#### Accommodation

Front door on ground floor to communal entrance hallway, stairs to first floor, front door to apartment, security entrance phone, wall mounted electric heater, built in storage cupboard, airing cupboard housing hot water tank.

#### Kitchen

8' 9" x 8' 1" (2.67m x 2.46m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary dark 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, electric oven, space and plumbing under worktop for automatic washing machine which is included in this sale, space for fridge/freezer, ceramic floor tiles, inset ceiling spot lights. Open through to living area.

#### Lounge/Diner

11' 11" x 18' 11" max (3.63m x 5.77m) Wall mounted electric heater, TV point, built in storage cupboard.

#### Bedroom 1

10' 6" x 10' 3" (3.20m x 3.12m) Wall mounted electric heater, built in double wardrobe.

#### Bedroom 2

10' 5" x 9' 3" (3.17m x 2.82m) Wall mounted electric heater.

#### Bathroom

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

### Externally

#### Communal Car Park

At the rear of this property there is a communal car park with one allocated parking space.

#### Agents Notes

This is a leasehold property with a long remaining lease. The property was first registered in 2005 with a long remaining lease until 2128.

The annual charges are:

Ground Rent £125.00 per annum

Elsea Park Community Trust Fund £305.68

Annual Maintenance Fee £1200 per annum which can be paid monthly. Please note the ground rent and maintenance charges are paid in full for 2023.

