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Flat 7 Falcon Court, Falcon Way, Bourne, Lincolnshire PE10 0GR

£70,000 - Leasehold

Property Summary

This property is ideally located close to Bourne town centre and all the local amenities. It benefits from two double bedrooms and a good size lounge/diner.

Features

- Ground Floor Apartment
- Shared Equity Scheme
- Modern Kitchen
- Two Double Bedrooms
- Lounge/Diner
- Parking Space



Room Descriptions

Ground Floor

Entrance door into communal hallway. Number 7 is located on the left hand side.

Entrance Hallway

3' 4" x 14' 6" (1.02m x 4.42m) Wood laminate flooring, radiator, useful shelving to one end. Inner hallway benefiting from an entry door phone.

Lounge/Diner

11' 10" x 18' 8" (3.61m x 5.69m) TV point, telephone point, French doors opening to front view.

Kitchen

8' 2" x 10' 9" (2.49m x 3.28m) Wall mounted and floor standing light wood effect cupboards, complimentary dark fitted worktops, inset stainless steel one and a quarter bowl sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, space and plumbing under worktop for dishwasher and washing machine, space for fridge/freezer, wall mounted gas central heating boiler, vinyl flooring, radiator.

Bedroom 1

9' 3" x 12' 0" (2.82m x 3.66m) Built in wardrobe, radiator, window to front.

Bedroom 2

9' 4" x 10' 9" (2.84m x 3.28m) Radiator, window to rear.

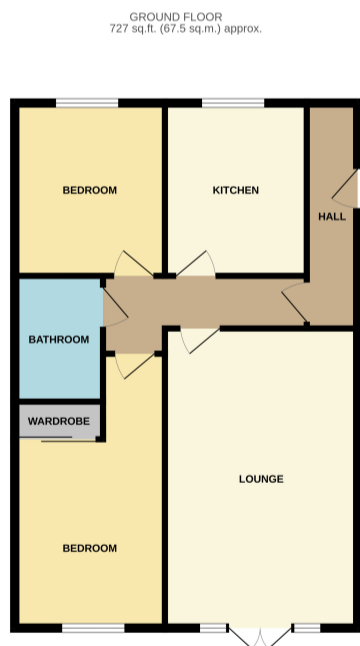
Bathroom

5' 6" x 7' 10" (1.68m x 2.39m) Panelled bath with shower over, glass screen, pedestal wash hand basin, low level WC with concealed flush, splash back tiling, white heated ladder towel rail, vinyl flooring, extractor fan.

Agents Note

Please note this property is being sold on a shared equity scheme. Buyers will purchase 50% share and the remaining 50% share is rented from Platform housing group. the annual rent is £119.68 as at April 2023 and the ground rent is £76.58 Total payment per month is £196.26.

Please note the original lease was granted for 99 years in 01/01/2009. The lease is restricted by Platform homes who state that only 80% share may be acquired.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling, column and other items are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any property brochure. The services, fixtures and appliances shown here are not intended to be taken as an offer of any service or appliance. The services, fixtures and appliances shown here are not intended to be taken as an offer of any service or appliance. The services, fixtures and appliances shown here are not intended to be taken as an offer of any service or appliance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	80	80
(69-80)	C		
(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	