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24 The Gables, Bourne, Lincolnshire PE10 0FY

£135,000 - Leasehold

### Property Summary

This property is located on the popular Elsea Park Development. It offers good size accommodation and would be ideal for investors or for first time buyers. It benefits from a new boiler fitted in December 2022 and has also recently been repainted throughout and had new carpets fitted.

### Features

- Coach House Apartment
- Well Presented Throughout
- Lounge/Diner
- Two Bedrooms
- Family Bathroom
- Allocated Parking Space
- Ideal For Investors /First Time Buyers



## Room Descriptions

### First Floor

#### Accommodation

Front door to small Entrance hallway: Stairs to Apartment.

#### Lounge/Diner

20' 10" max x 12' 5" (6.35m x 3.78m) Two radiators, TV point, telephone point, built in storage cupboard, wall mounted thermostatic heating control.

#### Kitchen

11' 0" x 5' 2" (3.35m x 1.57m) Modern fully fitted kitchen, wall mounted and floor standing light wood effect cupboards, complimentary fitted worktops, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob, double electric oven, integrated fridge and freezer, integrated dishwasher, washer/dryer, ceramic floor tiles, inset ceiling spot lights.

#### Bedroom 1

10' 2" x 12' 1" (3.10m x 3.68m) Irregular shape, Built in double wardrobe, radiator, window to rear.

#### Bedroom 2

7' 5" x 10' 8" (2.26m x 3.25m) Access to roof storage space, radiator, window to front.

#### Bathroom

7' 4" x 7' 11" (2.24m x 2.41m) Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, vinyl flooring, electric shaver point, extractor fan, radiator.

### Externally

#### Communal Car Park

At the rear of this apartment there is a communal carpark. Number 24 benefits from one allocated parking space.

#### Agents Note

This property is a leasehold apartment with a long remaining lease . The current owner has informed us that there is no ground rent or maintenance fees payable. The only fee that is payable is The Elsea Park Community Trust Fund which is approximately £285 per year.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	