

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



77 The Pollards, Bourne, Lincolnshire PE10 0FR

£97,000 - Leasehold

Property Summary

Agents Note: This apartment benefits from a long remaining lease of 105 years. The monthly charges are as follows:

Ground Rent £150 Per Annum

Maintenance and Service Charges to Encore Estates £130 per month

Elsa Park community trust fund approximately £300 per year which can be paid monthly.

Features

- Second Floor Apartment
- Communal Hallway
- Modern Kitchen/Diner
- Lounge
- Shower Room
- Parking Space
- Viewing Recommended
- Long Remaining Lease



Room Descriptions

Second Floor

Accommodation

Communal private telephone entry door to stairway giving individual access to apartments in this block and stairs to top floor. Main entrance door to Apartment no 77

Entrance Hallway

Access to trapdoor to loft space, electric wall heater, ground floor entry telephone, built in airing cupboard with hot water cylinder (Replaced 2024)

Lobby Area

8' 0" x 5' 5" (2.44m x 1.65m) Giving access to Kitchen and Lounge,

Kitchen

10' 10" x 8' 0" (3.30m x 2.44m) Floor standing cupboar5d units including one and a quarter bowl stainless sink and drainer with mixer tap, four ring electric hob, fitted electric oven, wall cupboards over part, Hotpoint washing machine included in sale, Baumatic fridge/freezer also included, splash back tiling, vinyl flooring.

Lounge

11' 9" x 13' 5" (3.58m x 4.09m) Dormer window, electric wall heater.

Bedroom 1

11' 3" x 16' 6" max into entry area (3.43m x 5.03m) dormer window, electric wall heater, built in wardrobe.

Shower Room

4' 4" x 6' 3" (1.32m x 1.91m) Tiled shower cubicle to one corner, pedestal wash basin, low - level WC splash back tiling to WC and basin areas, extractor fan.

Externally

Parking.

There is an allocated parking space allocated to this property at the rear of the block. Communal entrance via Dog Rose Drive.

