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14 The Croft, Bourne, Lincolnshire PE10 9GX

£179,500 - Leasehold

Property Summary

The Croft is a purpose built development for the over 55's to enjoy independent living. There are many additional facilities on The Croft including use of the Manor House and a residents free laundry. Viewing is highly recommended at the earliest opportunity.

Features

- Mid Terraced Bungalow for the over 55's
- Kitchen
- Lounge & Dining Room
- Double Bedroom
- Shower Room
- Long Remaining Lease
- Communal Gardens & Car Parks
- Immaculately Presented Throughout
- Viewing Highly Recommended

Room Descriptions

Ground Floor

Accommodation

Part glazed front door to Entrance Hallway: Laminate flooring, radiator, access to roof storage space, life line telephone, large walk in storage cupboard housing gas central heating boiler and light, second storage cupboard with shelving, wall mounted digital heating control.

Kitchen

8' 7" x 10' 2" (2.62m x 3.10m) Fitted wall mounted and floor standing cream fronted cupboards with complimentary wooden effect fitted worktops and splash backs, three deep pan drawers, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor canopy over, eye level electric oven, integrated fridge and freezer, space and plumbing under worktop for automatic washing machine, radiator, vinyl flooring.

Shower Room

5' 8" x 7' 5" (1.73m x 2.26m) Corner shower cubicle with curved glass door, low level WC with concealed flush, wash hand basin with vanity cupboard, splash back tiling, vinyl flooring, radiator, extractor fan.

Lounge/Diner

10' 2" x 16' 5" (3.10m x 5.00m) TV point, telephone point, radiator, French Doors opening to communal gardens.

Bedroom 1

9' 4" x 13' 3" into box bay window (2.84m x 4.04m) Built in double wardrobe to one wall, radiator, window to rear.

Externally

Garden

All properties on The Croft benefit from lovely well kept communal gardens and a lovely seating areas where residents and their guests can sit and relax and enjoy the gardens. There are several communal car parks throughout the development and plenty of parking spaces.

At the rear of 14 there is a large paved patio, lawn and well stocked shrub and flower borders.

Agents Note

This bungalow is being offered for sale with a long remaining lease of approximately 110 years. The current ground rent and maintenance charges are £209.52 paid on a monthly basis to AMPLIUS. This fee includes up keep of communal areas. Use of The Manor House including laundry room, residents lounge and library and the visitors guest suite. (There is a small charge for guests to use the guest suite) This fee also includes buildings insurance, exterior window cleaning and an annual boiler check.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, contents and other items are approximate and not guaranteed. It is not intended to constitute an offer of any contract. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be taken as to their quantity or efficiency and for given. Model only (01/2012)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	76	
(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	