

Flat 4, Brook Lodge South Street

Bourne PE10 9LY

**£86,950**



*First Floor Flat*

*Second WC*

*Communal Grounds*

*Large Double Bedroom*

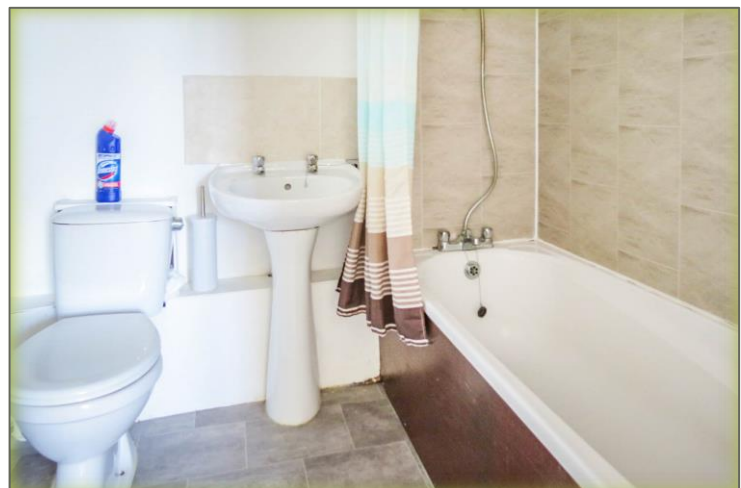
*Large Lounge*

*Town Centre Location*

*Ensuite Bathroom*

*Kitchen*

*No Chain*







**GENERAL DESCRIPTION:** This is a spacious flat which is being sold on a buy to let basis with an existing tenant in place, providing an annual gross annual income in the region of £6,500. The flat is set within an elegant building which was converted some years ago, and the whole building occupies a good plot with spacious communal grounds.

**Flat 4, Brook Lodge  
South Street  
Bourne  
PE10 9LY**

The flat is within walking distance of Bourne's town centre, and there is a parking area for the flats.

Flat 4 is located on the first floor of the building, approached by a substantial staircase, and it has a large lounge with small kitchen off, a hallway which has a huge cupboard and a cloakroom / WC, and the large double bedroom features an ensuite.





**GROUND FLOOR ENTRANCE** With wall mounted post boxes, entryphone system linked to each flat affording access, locked door and access via staircase to the:

**FIRST FLOOR COMMUNAL HALLWAY**

With entrance door to the flat.

**LOUNGE AREA** 16' 5" x 15' 9" (5.00m x 4.80m) max With radiator, entryphone linked to ground floor external door, window to side, feature fireplace.

**KITCHEN AREA** 10' 0" x 4' 8" (3.05m x 1.42m) With single drainer stainless steel sink unit, base units with cupboards & drawers, eye levels, plumbing for a washing machine, gas fired central heating boiler, gas hob, electric oven & extractor hood above.

**INNER HALLWAY** With large walk in cupboard providing useful storage.

**CLOAKS / WC** With low level WC, wash hand basin, radiator.

**BEDROOM** 15' 5" x 13' 6" (4.70m x 4.11m) A spacious bedroom with window to front, radiator.

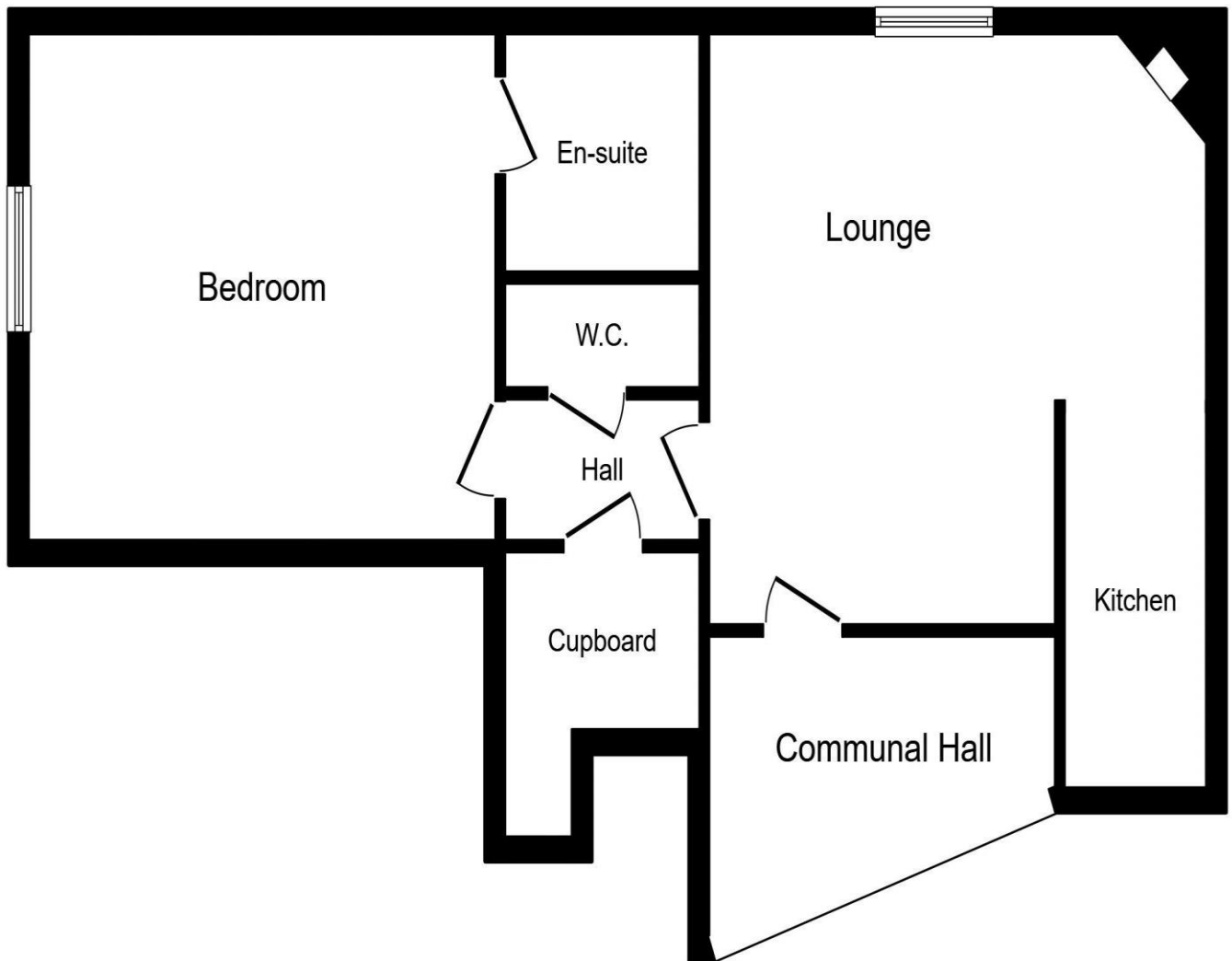
**ENSUITE BATHROOM** With low level WC, pedestal wash hand basin, panelled

bath with shower attachment to taps, extractor, radiator.

**OUTSIDE** There are good gardens which are laid to lawn and available for the residents.

**LEASEHOLD DETAILS** The flat is leasehold and we understand from the vendor that the remaining term is approximately 100 years. The new owner will part own the freehold along with the other flat owners in the building. The management charge per month is currently set at £65 PCM.

**TENANCY DETAILS** The flat is currently let at a figure of £545 per calendar month. Any sale agreed is on the basis that the tenant is to remain, although, in common with Assured Shorthold Tenancies, notice to the tenant may be given by the incoming purchaser upon completion subject to the necessary dates being fulfilled.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Leasehold

Council Tax: Band A