



## Description:

This is a spacious upper floor flat situated in an elegant building right in the heart of Bourne's town centre. It has a lovely open plan living space with sitting area and kitchen area, with the kitchen having been refitted some years back.

The main bathroom features a roll top 'slipper' bath, and the main bedroom has an ensuite. Each bedroom will take a double bed, and there are pleasant communal grounds.

South Street Bourne PE10 9LY

## £94,950

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Upper Floor Flat

2 Double Bedrooms

Open Plan Living

Town Centre Location

Ensuite To Master

Gas Central Heating

Set in an Elegant Building

Refitted Bathroom

Pleasant Communal Grounds

**COMMUNAL ENTRANCE HALL** With external entrance door and elegant staircase leading to the:

**SECOND FLOOR LANDING** With entrance door leading to the flat itself.

**OPEN PLAN LIVING ROOM / KITCHEN** 23' 5" x 17' 9" (7.13m x 5.41m) max A lovely large open plan living space. Entryphone linked to ground floor communal entrance hall to allow access. 2 Windows.

**KITCHEN AREA** 9' 3" x 9' 4" (2.82m x 2.84m) Refitted with a matching range of cream base units and cupboards with drawers, china sink, plumbing for washing machine, space for fridge & freezer, worksurfaces with inset gas hob & oven under, gas combination boiler serving heating system and domestic hot water.

**LOUNGE AREA** 17' 9" x 17' 4" (5.41m x 5.28m) With living flame effect electric fire, window to side, radiator, TV point.

**INNER HALLWAY** Radiator.

**BEDROOM 1** 3.81m (12'6") x 3.50m (11'6") Multi-paned window to side, radiator, TV point, door to:

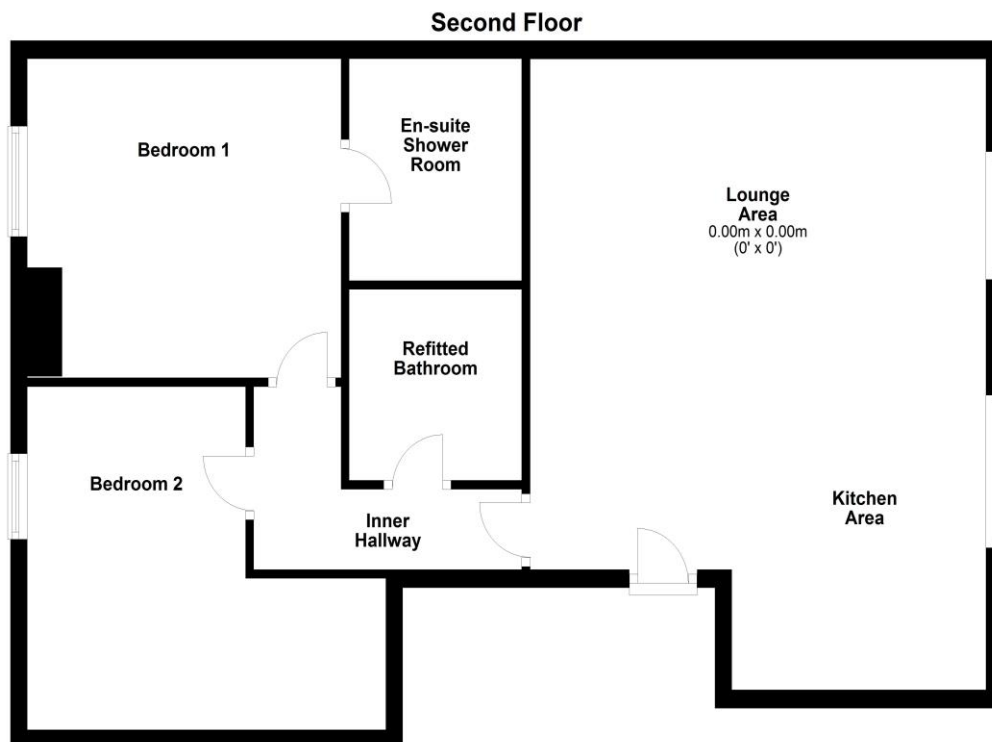
**EN-SUITE SHOWER ROOM** Fitted with three piece suite comprising tiled shower cubicle with fitted Mira shower over, pedestal wash hand basin, low-level WC and extractor fan, ceramic tiled flooring.

**BEDROOM 2** 3.66m (12') x 2.59m (8'6") Multi-paned window to side, radiator, access to roof space.

**REFITTED BATHROOM** Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, extractor fan, radiator.

**OUTSIDE** There are extensive lawned communal grounds for the benefit of residents and their family and guests.

**OUTGOINGS** We understand that the original lease was 125 years from 1992, and that there is a management fee at £45 per calendar month, and £50 per annum ground rent. We have not had sight of the lease therefore any intending purchaser should check this information with their legal advisor.



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.