

19 Church View, Bourne PE10 9UQ

£55,000



Studio Apartment

Kitchen

Car Park

First Floor

Bathroom

Central Location

Lounge / Bedroom

Security Entryphone

Ideal Buy To Let





19 Church View Bourne PE10 9UQ

GENERAL DESCRIPTION: This is a studio flat which is offered for sale with vacant possession. Considered an ideal buy to let investment (we're advised by a letting agent that it should achieve circa £500 PCM), it would also be a great buy for a first time buyer looking to get onto the housing ladder.

The whole Church View scheme has recently been improved with the installation of uPVC double glazing, redecorating to communal areas, re carpeting, and with new internal fire doors.

The flat comprises a bathroom, a lounge which doubles up as the bedroom, and off here there is a kitchen.





COMMUNAL ENTRANCE HALL Recently redecorated and with new internal fire doors, there is an external door which is linked via entryphone to the flat itself to afford access. There is a new set of letterboxes, and a carpeted staircase leads to the first floor and to the communal landing giving access to the flat itself.

ENTRANCE HALL With entryphone linked to downstairs external door.

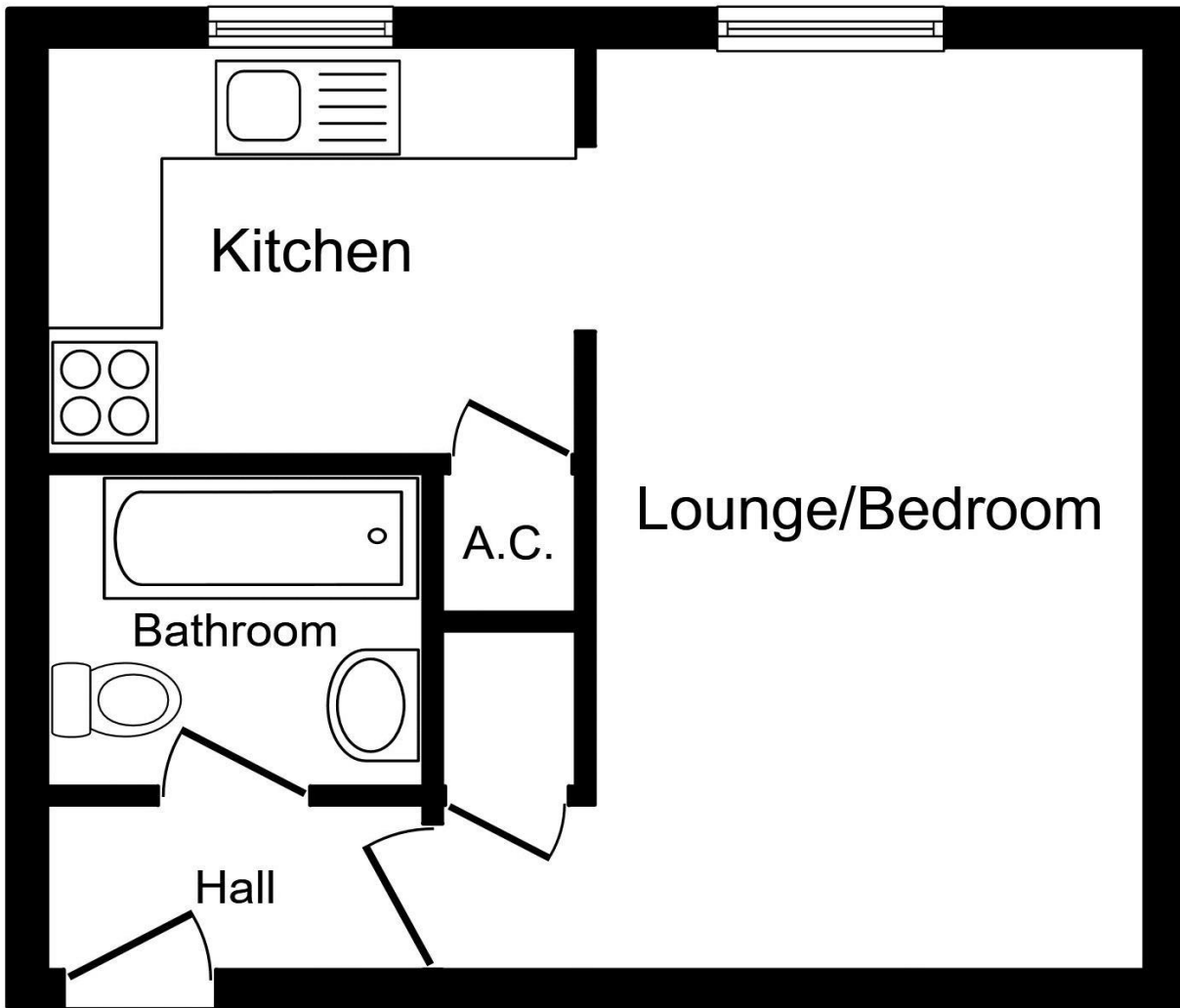
BATHROOM With low level WC, pedestal wash hand basin, panelled bath, dimplex electric wall heater, shaver point, extractor fan.

LIVING ROOM / STUDIO BEDROOM 14' 8" x 9' 10" (4.46m x 2.99m) With uPVC double glazed window to the rear, TV point, telephone point, night storage heater, built in storage cupboard.

KITCHEN 8' 9" x 5' 6" (2.67m x 1.68m) With single drainer stainless steel sink unit, base units with cupboards & drawers, eye level cupboards, plumbing for a washing machine, uPVC double glazed window to the rear, space for a fridge, electric wall heater, electric cooker is included.

TENURE This studio flat is leasehold, and we understand that the original 99 year lease expires 25th March 2089.

We further understand that the ground rent is approximately £100 per annum, and the service charges approximately £70 per month.



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	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