

5 Harvest Court Bourne PE10 9BH

£89,950



*First Floor Flat*

*Kitchen*

*Some Double Glazing*

*2 Bedrooms*

*Bathroom*

*Town Centre Location*

*16' Lounge*

*Electric Heating*

*Ideal Investment Opportunity*







**GENERAL DESCRIPTION:** This is a spacious 2 bedroomed first floor flat which is considered an ideal buy to let investment with an excellent rental yield as the current tenant will be paying £650 per calendar month.

The flat has a large lounge, kitchen, bathroom with electric shower over the bath, and with electric heating.

**5 Harvest Court  
Bourne  
PE10 9BH**

Conveniently located for Bourne's town centre, viewing is highly recommended.





**ENTRANCE ACCESS** This flat is accessed via a doorway & staircase to the left of the beauty shop. The stairs lead to the first floor, with door directly in front of you leading to the flat itself.

**HALLWAY** With hot water cylinder, plumbing for a washing machine, ceramic tiled floor.

**KITCHEN** 8' 0" x 6' 1" (2.45m x 1.85m) Fitted with a range of base & eye level units and cupboards with drawers and worktop space, twin bowl stainless steel sink unit, electric oven with extractor hood over. Ceramic tiled floor.

**LOUNGE** 16' 2" x 16' 2" (4.94m x 4.92m) Two PVCu double glazed windows to front, 2 electric panel heaters, TV point.

**BEDROOM 1** 12' 6" x 12' 0" (3.82m x 3.65m) Window to side, electric panel heater

**BEDROOM 2** 11' 0" x 7' 1" (3.36m x 2.16m) PVCu double glazed window to front, electric panel heater.

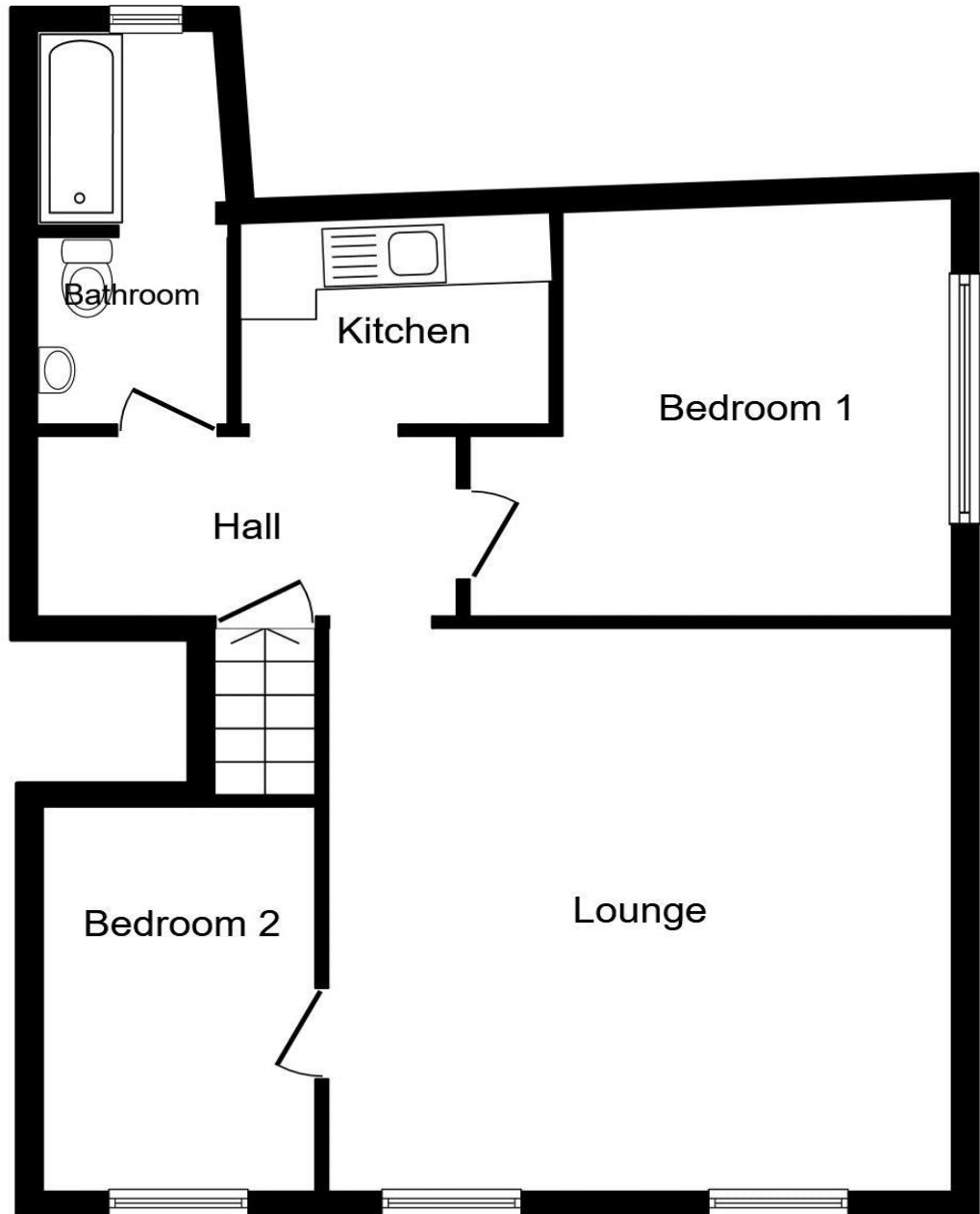
**BATHROOM** Comprising bath with electric shower over, pedestal wash hand basin and WC, heated towel rail, window to rear, extractor fan, ceramic tiled floor.

**OUTSIDE** We understand that there is an allocated car parking space with the flat.

**LEASEHOLD DETAILS** The flat is leasehold and a new lease was created 24th October 2008 and is a 999 year lease. The lease provides that £25 per annum ground rent is payable.

**RENTAL DETAILS** We understand that a new Assured Shorthold Tenancy has been agreed for a 12 month term from February 2024, with the tenant paying the sum of £650 per calendar month.

The property is being sold on the basis of a buy to let with the tenant in place.



## First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63   D
39-54	E	42   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