

Abbey Road, Bourne

£100,000 **Leasehold**

QUENTIN MARKS

Key Features

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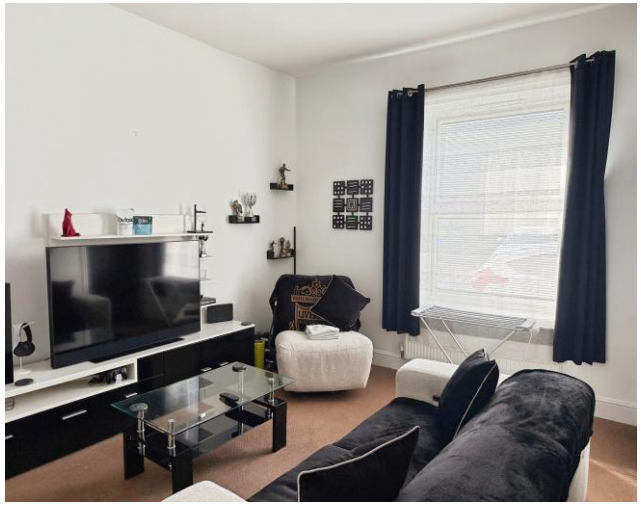
125 Years remaining as of 14 Mar 2008
£50.00 Ground Rent pa
Review due: Ask Agent
£250.00 Service Charge pa
Review due: 01/2033

- Ground Floor Flat
- Central Location
- Double Bedroom
- Lounge
- Refitted Kitchen

Beautifully Presented Ground Floor Apartment with Parking and Shared Garden

This beautifully presented ground floor apartment has been refurbished throughout and benefits from the rare advantages of a dedicated parking space and access to a shared garden.







Conveniently located within easy reach of Bourne's local amenities, including shops, schools and medical facilities, the property would make an ideal first-time purchase or buy-to-let investment.

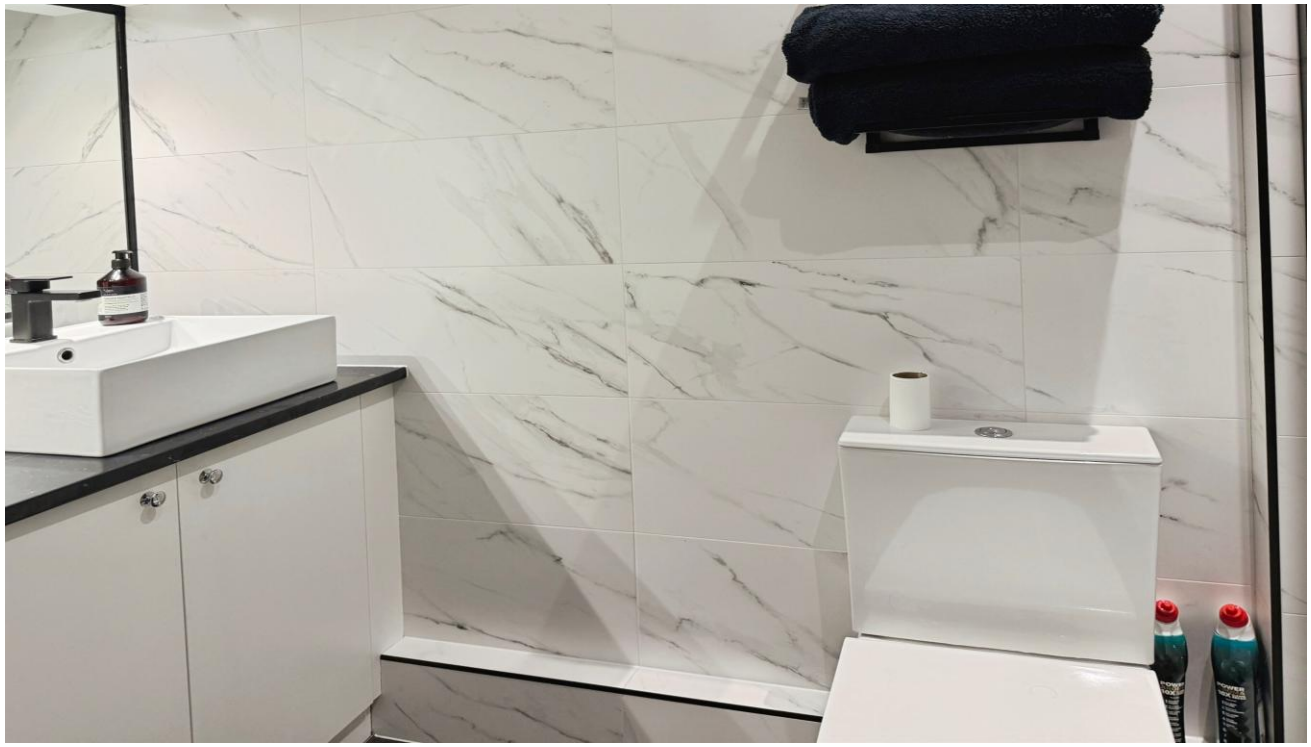
The accommodation comprises a welcoming lounge, a double bedroom, a refitted kitchen and a modern shower room.

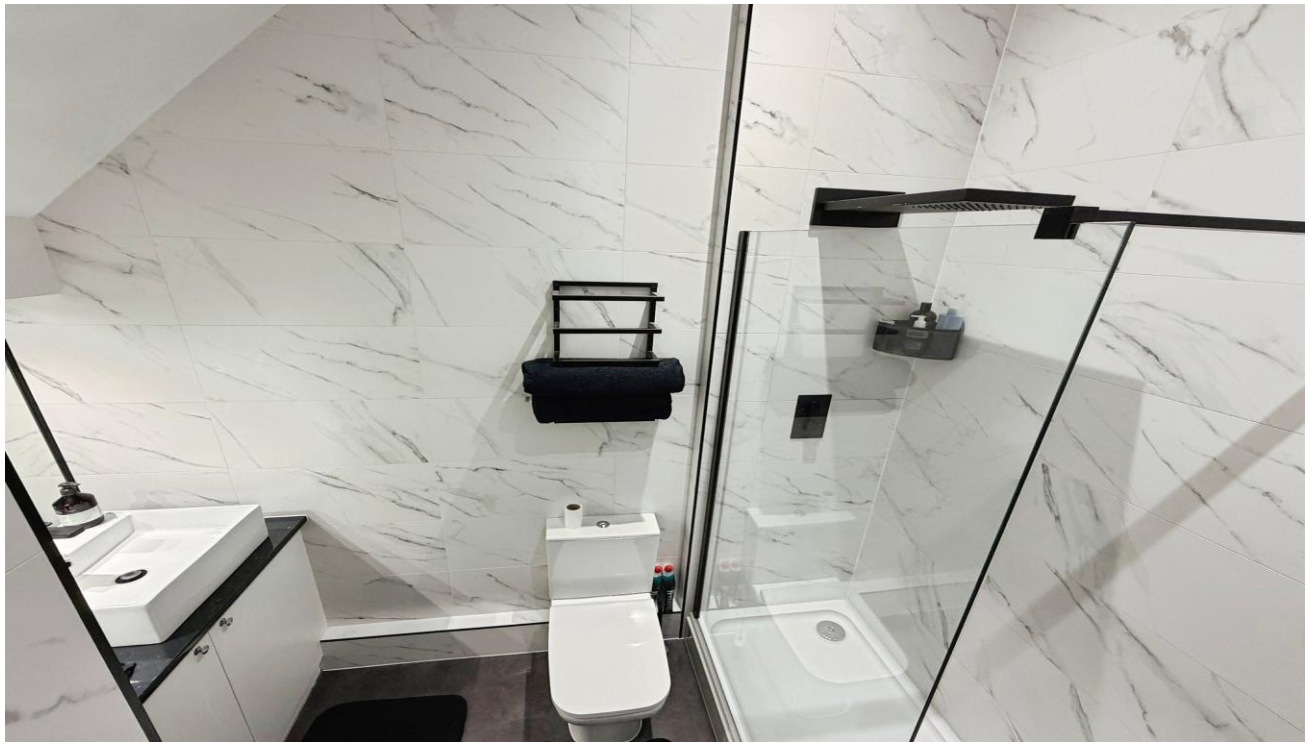
The refitted kitchen features a range of base units with cupboards and drawers, complementary work surfaces and matching eye-level cupboards. There is a glass hob with extractor hood above and an oven below, together with a ceramic tiled floor. The gas-fired central heating boiler is also located in the kitchen.

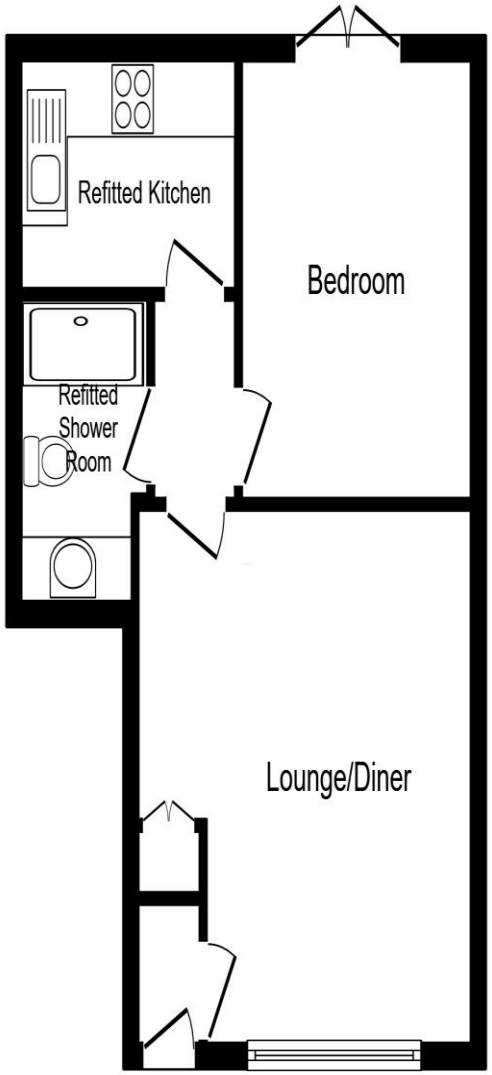
The good-sized lounge benefits from an entry phone system, allowing visitors to be granted access via the communal entrance door.

The double bedroom enjoys French doors opening towards the rear garden and parking area, providing convenient access to the outside space.

The modern refitted shower room comprises a low-level WC, a vanity wash hand basin set on a countertop with storage cupboard beneath, and an integrated washing machine. A large walk-in shower with a rainfall showerhead completes the room, which also benefits from fully tiled walls and an extractor fan.







Floor Plan

Total floor area: 41.0 sq.m. (441 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Offered for sale with no onward chain, this attractive apartment presents an excellent opportunity for first-time buyers and buy-to-let investors alike. Early viewing is recommended to appreciate the accommodation and benefits on offer.

Measurements:
Lounge: 4.4 m × 4.2 m (14 ft 5 in × 13 ft 9 in)
Kitchen: 2.8 m × 1.8 m (9 ft 2 in × 5 ft 11 in)
Bedroom: 3.6 m × 2.8 m (11 ft 10 in × 9 ft 2 in)

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Quentin Marks on:
01778 391600

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2 West Street, Bourne, Lincs, PE10 9NE

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SCAN FOR MORE INFORMATION



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100833 - 0003

The Property Ombudsman