



69 The Pollards, Bourne
£105,000

 **NEWTON FALLOWELL**

69 The Pollards

Bourne

This well-presented two-bedroom first-floor flat offers spacious open-plan living and the added benefit of allocated parking, making it ideal for first-time buyers, investors, or those looking to downsize.

Upon entering, the entrance hall provides access to all areas of the property. The first room on the right is the main bedroom, which features built-in wardrobes and offers plenty of space. Further along the hall is the second double bedroom, also well-proportioned. Adjacent to the main bedroom is the modern bathroom, fitted with a three-piece suite including a bath, WC, and hand wash basin.

To the rear of the property is the light and airy open-plan living, dining, and kitchen area. The kitchen offers ample storage and is fitted with an integrated oven, and a freestanding washing machine.

Externally, the property benefits from allocated parking, providing added convenience.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Entrance Hall

14' 0" x 3' 4" (4.27m x 1.01m)

Lounge Diner

19' 1" x 12' 0" (5.82m x 3.65m)

Kitchen

8' 9" x 8' 0" (2.67m x 2.44m)

Bedroom One

10' 4" x 10' 6" (3.14m x 3.21m)

Bedroom Two

9' 6" x 10' 6" (2.89m x 3.21m)

Bathroom

6' 9" x 5' 6" (2.07m x 1.68m)

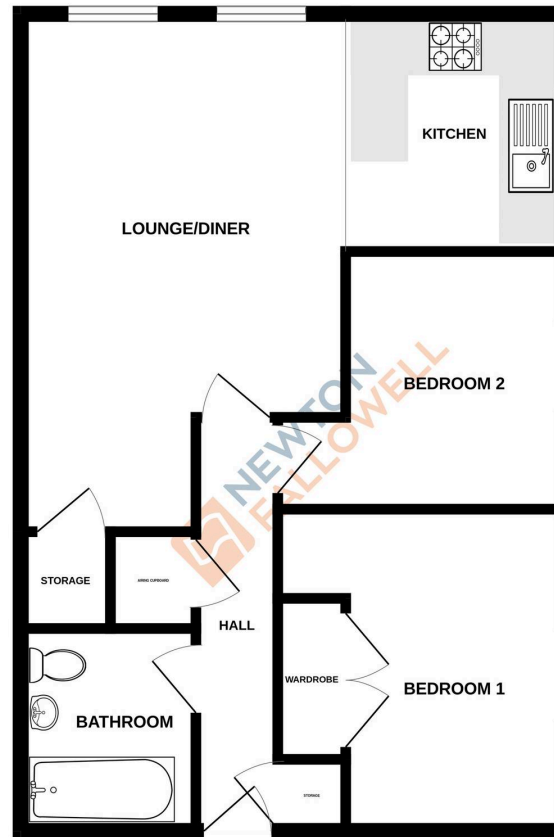
Leasehold

Leasehold Information - 104 Years left on the Lease - Ground

Rent - £125 P/a Service Charge £1100 P/a



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Bourne

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