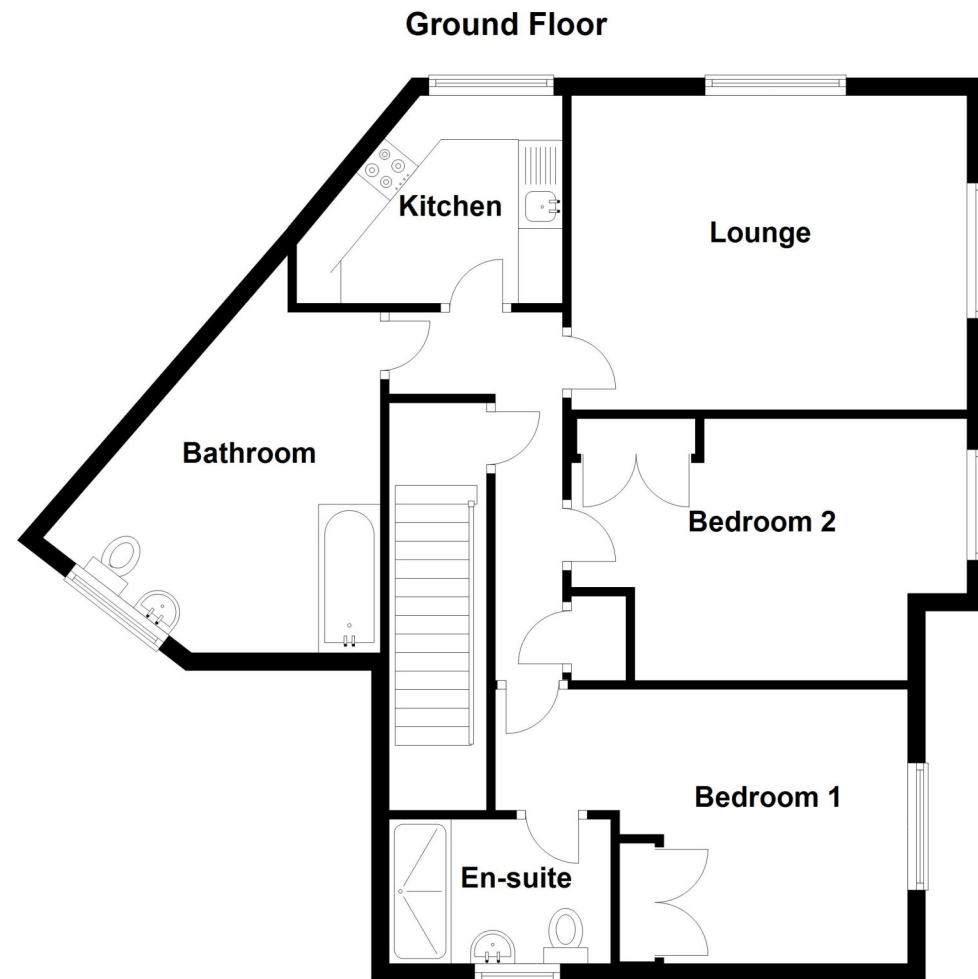


| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 75 |
| (55-68) | D | 76 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



23 Aykroft, Bourne, Lincolnshire, PE10 0QX

£139,950 Leasehold

We are delighted to offer for sale this spacious two bedroom maisonette with the advantage of a driveway directly to the side providing off road parking for two cars and the use of private communal gardens to the rear. The property has been recently decorated throughout and is offered in excellent condition benefiting from, bright and spacious lounge, modern fitted kitchen, master bedroom with en-suite, further generous size bedroom and large family bathroom. The property benefits from its own front door with direct access to the accommodation and is one of the most spacious flats available of this type. The lease is over 100 years long and the ground rent and service charge is approximate £68 per month plus elsea park trust fee. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
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See things differently.



Bedroom One - 15' (4.57) (narrowing to 10'7" (3.23) x 11'2" (3.4) With built in wardrobes, upvc double glazed window, radiator, power points and door leading to.

En-Suite Shower Room - With walk in shower cubicle, low level wc, wash hand basin, part tiled walls, radiator and frosted window.

Bathroom - With panelled bath, low level wc, wash hand basin, part tiled walls, radiator and frosted window.



Outside - Directly to the side there is a driveway providing off road parking for two cars.

To the rear there is a generous lawned garden which is fully enclosed providing a pleasant sitting area shared between the other residents in the development.

Lease 125 years from new

Service Charge approx. £68 per month

Elsea Park Trust £27.50 per month

ACCOMMODATION

Own Front Door

Entrance Hall - With stairs leading to the first floor and door leading to.

Hallway - With loft access, radiator, power points, central heating thermostat, airing cupboard housing boiler supplying hot water and central heating and door leading to.

Lounge - 14'8" x 11'7" (4.47m x 3.53m) With upvc double glazed window to the front and side, radiator, power points and tv point.

Kitchen - 9'5" x 7'9" (2.87m x 2.36m) With fitted units comprising, sink with cupboard below, excellent range of wall and base units, built in double oven and hob with extractor above, integrated fridge freezer, integrated washer/dryer, part tiled walls, radiator and upvc double glazed window.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Leasehold

COUNCIL TAX BAND

A

