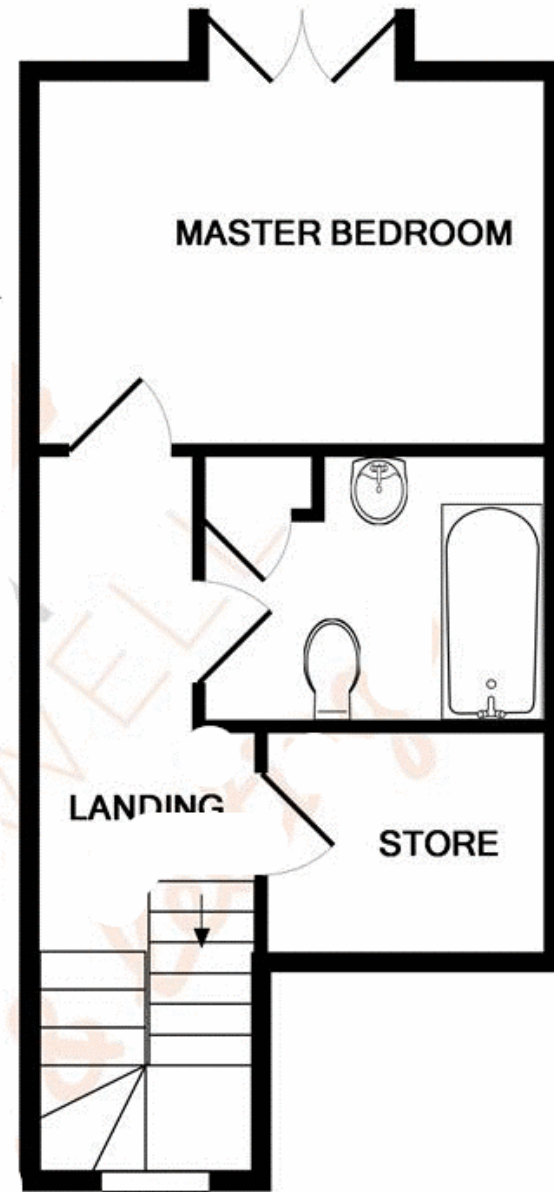
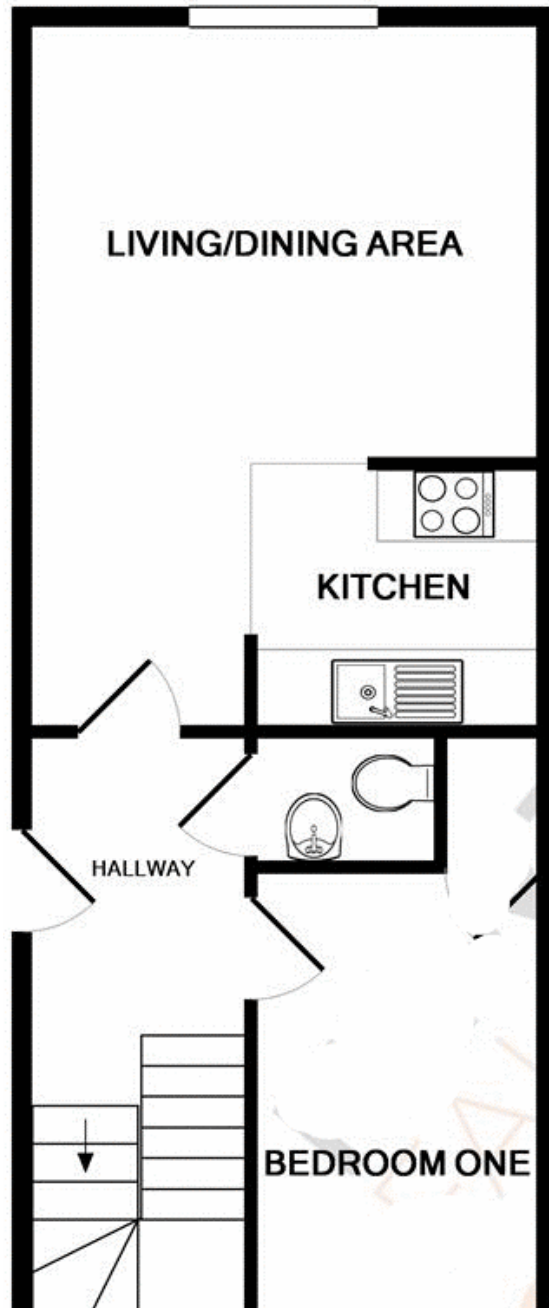


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



29 Wherrys Lane, Bourne, Lincolnshire, PE10 9HQ

£155,000 Leasehold

We are delighted to offer for sale this superbly presented two bedroom slip level apartment with its own private balcony located in the town centre. The property would make an ideal first time purchase or buy to let investment benefiting from, open plan lounge/kitchen, bedroom and cloakroom and on the second floor a master bedroom with french doors onto the private balcony, bathroom and large walk in airing cupboard. The property also benefits from gas central heating to radiator and upvc double glazed window and there is no ongoing chain. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |
 bourne@winkworth.co.uk
winkworth.co.uk/bourne

Under the Property Misdescriptions Act 1991, the Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee at Winkworth has authority to make or give any representation or warranty in the relation to this property.

Winkworth

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See things differently.



Balcony - With decked sitting area providing outside space.

Bathroom - Fitted suite comprising, panelled bath, low level wc, wash hand basin, radiator, part tiled walls and extractor fan.

Outside - Allocated Parking to the rear of the block

Communal Storage - On entering the ground floor lobby there is a communal storage area shared between three apartments. Ideal for push bikes etc...

Lease 125 years from new

Service Charge 1273 per annum includes upkeep of the communal areas, ground rent and buildings insurance.

LOCAL AUTHORITY

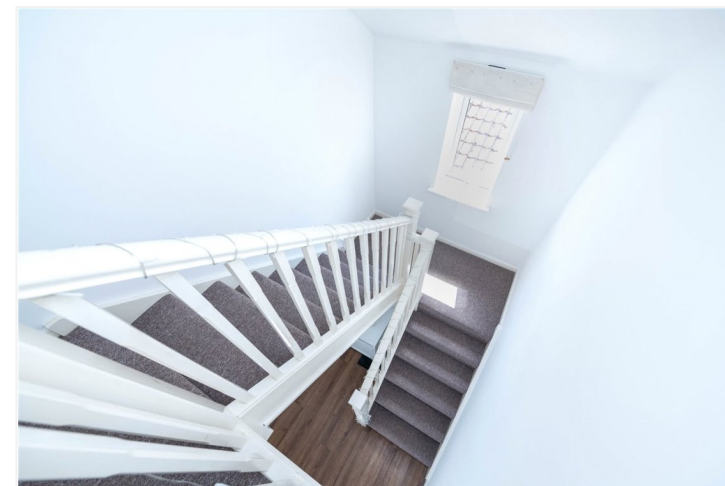
South Kesteven District Council

TENURE

Leasehold

COUNCIL TAX BAND

A



ACCOMMODATION

Entrance Hall - With LVT flooring, stairs leading to the first floor, radiator, power points and door leading to.

Cloakroom - With low level wc, wash hand basin and extractor fan.

Open Plan Living Room/Kitchen - 19'3" x 15'4" (5.87m x 4.67m) A bright and spacious open plan room with modern fitted kitchen comprising, sink with cupboard below, excellent range of wall and base units, built in oven and hob, integrated fridge, integrated washing machine, LVT flooring, radiator, power points and upvc double glazed window to the front.

Bedroom Two - 12'2" x 9'1" (3.7m x 2.77m) With upvc double glazed window to the rear, radiator, power points and built in wardrobe cupboard.

Second Floor - With upvc double glazed window, built in walk in airing cupboard housing gas boiler and hot water tank.

Bedroom One - 15'7" x 13'1" (4.75m x 4m) With radiator, power points and upvc double glazed french doors leading to.

