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18 Charles Close, Bourne, Lincolnshire PE10 9DY

£195,500 - Leasehold

**Property Summary**

This is a unique opportunity to purchase this well presented chalet bungalow which benefits from a long remaining lease. Ideally situated close to Bourne town centre, local amenities and the bus station. Viewing is highly recommended at the earliest opportunity.

**Features**

- Mid Terraced Bungalow for the over 55's
- Entrance Hall Way, Shower Room
- Modern Fitted Kitchen
- Lounge
- Second Bedroom on Ground Floor
- Master Bedroom and Ensuite Bathroom
- Communal Car Park & Gardens
- No Onward Chain, Viewing Highly Recommended

## Room Descriptions

### Ground Floor

#### Accommodation

Part glazed front door leading to Entrance hallway: Laminate flooring, life line telephone, storage cupboard, stairs with stair lift to first floor, radiator.

#### Shower Room

7' 2" x 5' 9" (2.18m x 1.75m) Double width shower cubicle with glass sliding door, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, vinyl flooring, radiator, extractor fan.

#### Kitchen

8' 8" x 10' 4" (2.64m x 3.15m) Fitted wall mounted and floor standing light wood effect cupboards including deep pan drawers, complimentary fitted worktops and splash backs, four ring ceramic hob with chrome extractor canopy over, eye level BOSCH electric oven, integral fridge and freezer, radiator, ceramic floor tiles, space and plumbing under worktop for automatic washing machine.

#### Lounge

10' 1" x 16' 5" (3.07m x 5.00m) TV point, telephone point, radiator, French doors to communal gardens.

#### Bedroom 2/ Dining Room

9' 4" x 12' 11" into bay (2.84m x 3.94m) Built in deep storage cupboard, radiator, bay window overlooking rear communal gardens.

### First Floor Landing

#### Landing

Radiator.

#### Bedroom 1

15' 7" max x 18' 6" max (4.75m x 5.64m) Built in double wardrobe, TV point, telephone point, deep storage cupboard housing gas central heating boiler.

#### Ensuite Bathroom

9' 4" x 8' 2" (2.84m x 2.49m) Panelled bath with shower over, glass screen, pedestal wash hand basin, low level WC, complimentary splash back tiling, vinyl flooring, radiator, extractor fan.

## Externally

### Gardens

All properties on The Croft benefit from well kept communal gardens which are laid to lawn and have well stocked borders. There are several seating areas throughout the croft for residents and visitors to sit and relax.

There are several communal carparks on The Croft. None of the parking spaces are allocated and there is plenty of parking for residents and their visitors.

### Agents Note

Please be advised that the scheme at The Croft is designed for independent retirement living and no care or assistance is provided by The Longhurst Group.

The property is leasehold with a long remaining lease granted originally in 2017 for 125 years.

The service charges as of April 2023 are:

Service Charge £197 PCM

Ground Rent £19.89 PCM

Total £216.89



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	79	
(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