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15 Browning Court, Bourne, Lincolnshire PE10 9FA

£250,000 - Leasehold

**Property Summary**

Browning Court offers prospective buyers independent living within their own apartments. There are many additional and extremely useful facilities. Including a well appointed dining room, an on-site laundry service and a guest suite which can be booked for family and friends. (There are additional fees payable for these facilities)

**Features**

- Lounge
- Modern Kitchen
- Two Double Bedrooms
- Bathroom and Cloakroom
- No Onward Chain
- Ground Floor Retirement Apartment



## Room Descriptions

### AGENTS NOTE

Browning Court is a leasehold retirement apartment purposely built for the over 60's. It benefits from a long remaining lease and is located in an ideal residential location close to Bourne town centre and all the local amenities.

The current service charge for 2024/25 is £722.95 per month. This includes a 24 hour duty manager, up keep of the communal gardens, buildings insurance and extremal maintenance. The service charge also includes 1.5 hours of house keeping which can be used for cleaning, ironing or shopping.

## Ground Floor Apartment

### Hallway

Front door opens to spacious entrance hallway: Large built in storage cupboard, further storage cupboard with shelving and wall mounted electric heater.

### Cloakroom

Low low WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, extractor fan.

### Lounge

11' 5" x 15' 2" (3.48m x 4.62m) Electric fire with polished stone surround, TV and telephone point, two wall light points, radiator, French door opening to communal gardens.

### Kitchen

8' 0" x 11' 0" (2.44m x 3.35m) Fitted wall mounted and floor standing light wood effect kitchen cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, eye level electric oven, integrated fridge and freezer, space and plumbing under worktop for automatic washing machine, wall mounted gas central heating boiler, vinyl flooring.

### Bedroom 1

14' 6" x 12' 9" (4.42m x 3.89m) Built in wardrobe with mirrored fronts, TV and telephone point, radiator, window to rear.

### Bedroom 2

9' 0" x 13' 6" (2.74m x 4.11m) Telephone point, radiator, window to rear.

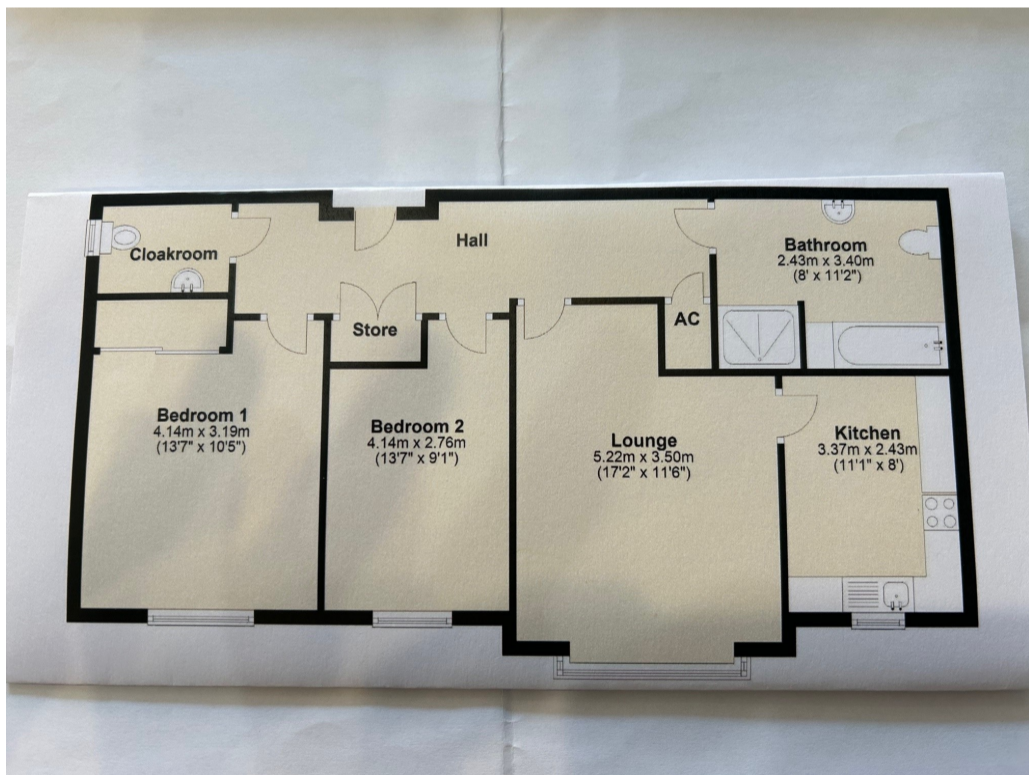
### Bathroom

8' 0" x 11' 2" (2.44m x 3.40m) Panelled bath, low level WC with concealed flush, pedestal wash hand basin, enclosed shower cubicle, complimentary splash back tiling, non slip flooring, radiator, extractor fan.

## Externally

### Gardens

All residents at Browning Court can use the exceptionally well kept communal garden. It is has large well kept shaped lawn with attractive well stocked flower and shrub borders. There are several relaxing sitting areas to sit and relax in. At the front of Browning Court is a communal car park for residents and visitors with ample parking spaces.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(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	