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27 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 fees payable for these facilities)

### Features

- First Floor Apartment
- Entrance Hallway & Cloakroom
- Two Double Bedrooms
- Large Bathroom
- Lounge
- Modern Kitchen/Diner
- Communal Gardens & Car Parks
- No Onward Chain, Viewing Highly Recommended

## Room Descriptions

### First Floor Apartment

#### Accommodation

Front door opening to spacious Entrance Hallway: 26'9" x 4'6" Airing cupboard with shelving and heater, large built in storage cupboard.

#### Lounge

11' 4" x 15' 2" max (3.45m x 4.62m) TV point, telephone point, wall mounted thermostatic heating control, radiator, window to rear.

#### Kitchen

8' 1" x 10' 11" (2.46m x 3.33m) Fitted wall mounted and floor standing light wood effect cupboards, complimentary fitted worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, eye level HOT POINT electric oven, space for fridge/freezer, space and plumbing for automatic washing machine, wall mounted gas central heating boiler (Please note this is regularly serviced) vinyl flooring, radiator, window to rear.

#### Bedroom 1

14' 6" max x 12' 9" (4.42m x 3.89m) Built in wardrobes with mirrored fronts, radiator, window to rear.

#### Bedroom 2

13' 9" x 9' 0" (4.19m x 2.74m) Radiator, window to rear.

#### Cloakroom

Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, non slip flooring, extractor fan.

#### Bathroom

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

### Externally

#### Garden

All properties on the croft benefit from well kept communal gardens. The gardens are fully enclosed and laid to large neat shaped lawns with beautifully well stocked borders. There are several communal carparks for residents and visitors.

#### Agents Note

Browning Court is a leasehold retirement apartment purposely built for the over 55'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 2024/2025 is £722.95 per month. This includes a 24 hour duty manager, up keep of the communal gardens, buildings insurance and external maintenance. The service charge also includes 1.5 hours of house keeping which can be used for cleaning, ironing or shopping.

