



## **75 The Pollards, Bourne, PE10 0FR**

**£775 Per Calendar Month**

A bright and spacious two bedroom top floor flat situated in the sought after Elsea Park development. The location provides convenient access to local supermarkets and the A15, offering a direct route to Peterborough. The property features a communal entrance hall with a secure entry phone system, an open-plan living room and kitchen, two bedrooms, a bathroom, and the added benefit of allocated parking space.

Deposit: £894.23, Council tax band A, available after 1st April 2026.

### Entrance Hall



Entrance door. Airing cupboard housing hot water tank. Storage cupboard. Electric heater.

### Open Plan Living Room/Kitchen 20'2" x 17'8" (6.15m x 5.4m)



Upvc windows to front and side elevations. Carpeted. Electric heater. Television point. Base and wall units with work surface over. Part tiled splashback wall. Electric cooker and hob with extractor over. Stainless steel sink with drier and mixer tap over. Space and plumbing for washing machine. Small undercounter fridge.

### Bedroom One 11'5" x 10'2" (3.48m x 3.12m)



Upvc window to front elevation. Carpeted. Electric heater.

### Bedroom Two 10'5" x 9'3" (3.2m x 2.82m)



Upvc window to front elevation. Carpeted. Electric heater.

## Bathroom



Panelled bath with shower over. Part tiled splashback walls. Wash hand basin. Toilet. Heated towel rail. Shaver point.

## Outside

One allocated parking space.

## Property Postcode

For location purposes the postcode of this property is: PE10 0FR

## Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

## Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

## Verified Material Information

Council tax band: A

Electricity supply: TBC

Water supply: Anglian Water

Sewerage: Mains drainage

Heating: Electric

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE, Three, Vodafone and O2 is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, Vodafone and O2 is Likely over Voice and Data.

Parking: One allocated parking space

## Rental Application

**Holding Deposit:** A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) before the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

**Deposit:** A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

**Changes to the Tenancy:** Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

**Early Termination:** If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

**Late Rent Payment:** A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

**Lost Keys or Other Security Devices;** Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

**Changes to the Tenancy;** When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

Payment on variation, assignment or novation of a

tenancy; When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

Change of Sharer: £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

Payments in respect of Council Tax; Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

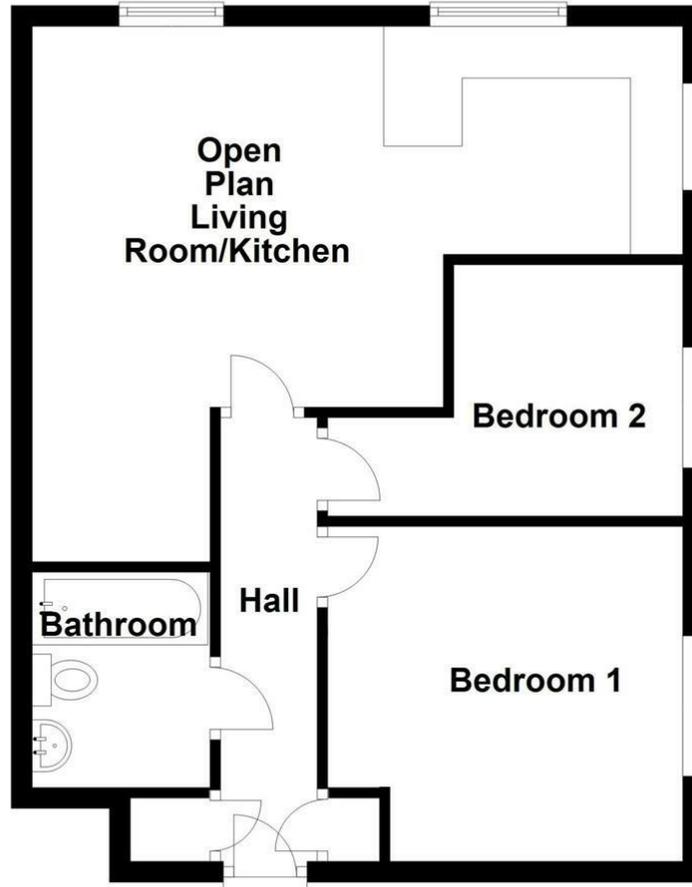
WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME

WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

### **Disclaimer**

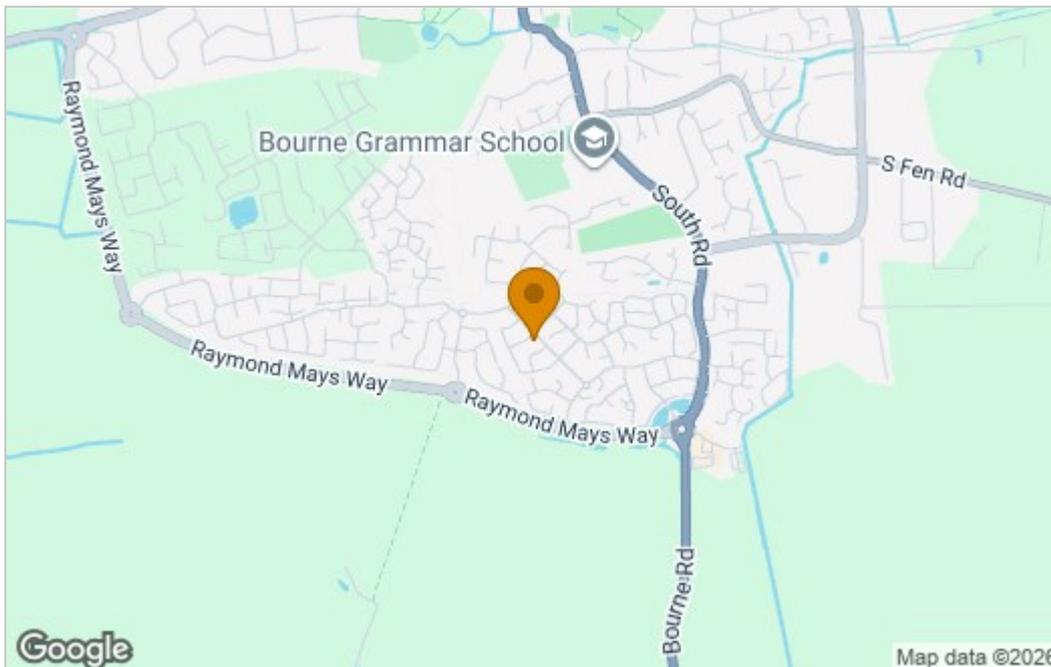
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

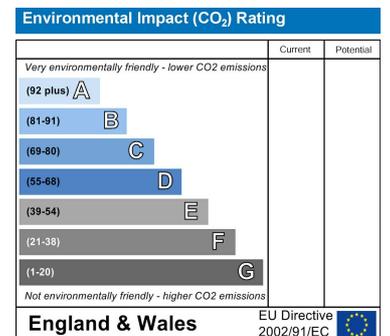
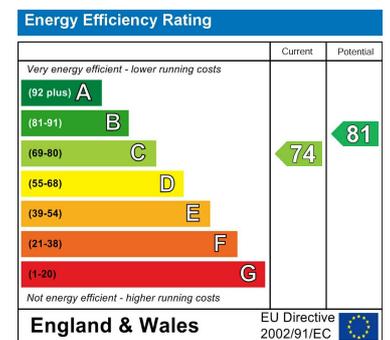


Total area: approx. 49.4 sq. metres (532.0 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

