

EST 1770



Longstaff & Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



15 Grosvenor Mews, Sleaford, Lincolnshire NG34 0PT

£97,000 Leasehold

- Allocated Parking Space
- First Floor Modern Apartment
- Modern Fitted Kitchen
- No Onward Chain
- Open Plan Living

This apartment has a long remaining lease of approximately 975 years. The current service and maintenance charges are as follows:

Ground Rent is £50 per annum. Maintenance Charges: £180 per calendar month. This fee includes unlimited under floor electric heating and also a sinking fund for any necessary repairs.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Accommodation.

An intercom security door gains access to the main communal hallway. Lift and stairs lead to the first floor. Rear door gaining access to the communal parking .

Apartment

Front door with intercom telephone door entry to Hallway: Laminate flooring, under floor electric heating, inset ceiling spot lights, wall mounted thermostatic heating control.



Lounge

8' 11" x 21' 9" overall and max (2.72m x 6.63m) Laminate flooring, under floor electric heating, inset ceiling spot lights, wall mounted flat screen TV which is included in this sale, open through to Kitchen.

Kitchen

6' 4" max x 15' 4" max (1.93m x 4.67m) Fitted wall mounted and floor standing cream cupboards including a tall larder style cupboard and a glass fronted display cupboard, wooden effect fitted worktop and complimentary splash back tiling, integrated fridge, four ring ceramic hob with extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine which is included in this sale, inset stainless steel sink and drainer with mixer tap, wall mounted cupboard housing hot water tank and shelving, integrated dishwasher, laminate flooring with under floor heating, inset ceiling spot lights.

Bedroom 1

11' 1" x 8' 4" (3.38m x 2.54m) Laminate flooring with under floor heating, inset ceiling spot lights, wall mounted thermostatic heating control, wall mounted flat screen TV included in the sale, window to rear.

Bedroom 2

8' 1" x 11' 1" (2.46m x 3.38m) Laminate flooring with under floor heating, inset ceiling spot lights, window to rear.

Bathroom

6' 4" x 6' 2" (1.93m x 1.88m) Panelled bath with shower over and glass screen, low level WC with concealed flush, pedestal wash hand basin, fully tiled walls, ceramic floor tiles, under floor heating, electric shaver point, extractor fan.

Car Park and Communal Areas.

This apartment is located in a gated complex with electric gates opening to the communal areas and communal carpark. There is an allocated parking space at the rear and several visitor parking spaces as well.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Leasehold

SERVICES Electric and Water

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S-3811414

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist

