

***MOORES COURT,
JERMYN STREET, SLEAFORD, NG34 7UL***



£70,500

Located on the South side of the building so getting plenty of sun and with the further advantage of No Forward Chain, a Second Floor One Bedroom Apartment set within this McCarthy & Stone development for the over 60's. The property is within easy walking distance of the town centre and has communal gardens, resident's lounge, development manager, Lifeline alarm, communal laundry room and a guest suite. The full accommodation comprises Entrance Hall, Lounge Diner, Kitchen, Large Bedroom and Bathroom. There is lift access to all floors and the property benefits from Double Glazing and Electric Heating. Early viewing is strongly advised.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

Walking from our office, head South into Southgate and turn right into Jermyn Street. Continue pasty the Catholic Church and turn right into Moores Court.

Moores Court has a security key fob to access the entrance reception area. Take the lift to the second floor. An entrance door provides access to the Hall having built-in cupboard and Lifeline alarm.

Lounge: 5.56m (18'3") x 3.38m (11'1") narrowing to 2.64m (8'8")
Having electric heater and Lifeline alarm.

Kitchen: 2.74m (9'0") x 1.70m (5'7")

Having wall and base units, worktop, tiled splashbacks, built-in oven, electric hob, cooker hood, inset sink with mixer tap and electric wall heater.

Bedroom: 4.65m (15'3") x 2.64m (8'8") extending to 3.20m (10'6")

Having electric heater and built-in double wardrobe with mirror bi-fold doors.

Bathroom:

Being fully tiled and having bath, vanity hand washbasin, low level w.c, mains fed shower, electric convector heater, extractor fan, shaver point with light and towel radiator.

Agent's Note:

This is a leasehold property with the lease being 125 years from 2003. The annual ground rent is approximately £365.00 and the annual service charge is approximately £2,888.00 which can be paid in two instalments.

Council Tax Band A.



Lounge



Further Aspect



Kitchen

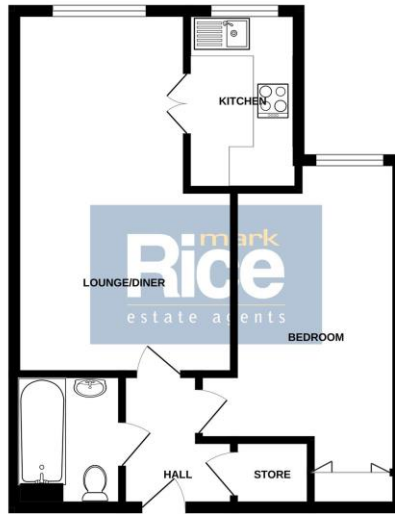


Bedroom

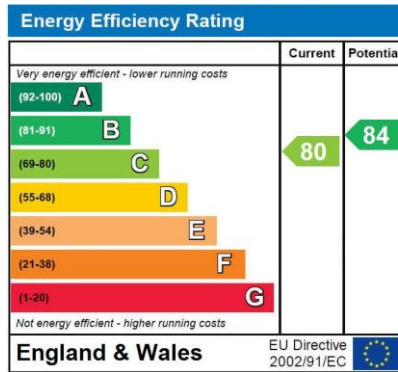


Bathroom

GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (40.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the European standard floor measurements of plots, windows, doors and any other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency until they are seen.
Made with Metropix CAD2011



Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003:

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 26/07/2023

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**