

***PENTLAND DRIVE, GREYLEES,
NG34 8GD***



£32,500

Being offered to the market on a 25% Shared Ownership basis within this popular residential area, a Two Bedroom First Floor Apartment providing good sized accommodation and having the advantage of a Parking Space. The full accommodation comprises Ground Floor Hall providing access to the first floor landing with two storage cupboards, good sized Lounge Diner, Dining Kitchen, Two Bedrooms and Bathroom. The property is Double Glazed and benefits from Gas Central Heating and is offered to the market with No Forward Chain. Early viewing is advised.

Location:

Greylees is a modern development close to the town of Sleaford. 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:

Travelling from Sleaford on the B1517 road, upon reaching Greylees, turn left over the level crossings towards the village. Turn left into Balmoral Drive and at the roundabout, turn right into Pentland Drive. Follow this road to the left, right and left again and the property is located on the left hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Entrance Hall with stairs to the first floor landing having store cupboard, boiler cupboard and radiator.

Lounge Diner: 4.70m (15'5") x 3.17m (10'5")

With further recess and having radiator.

Dining Kitchen: 5.49m (18'0") max x 2.77m (9'1")

Having wall and base units with worktop over, tiled splashback, 1½ bowl single drainer inset sink with monobloc tap, inset gas hob, oven, cooker hood, plumbing for washing machine and double radiator.

Bedroom 1: 3.73m (12'3") x 2.92m (9'7")

Having radiator.

Bedroom 2: 2.90m (9'6") x 2.77m (9'1")

Having radiator.

Bathroom:

Having bath with mixer tap and shower attachment, pedestal hand washbasin, low level w.c, radiator, extractor fan and tiled splashbacks.

Outside:

There is a small grassed area to the front of the property and the Parking Space can be found with the other spaces to the rear of the property.

Agent's Note:

The property is offered on a Leasehold basis with the term of the lease being 125 years from the 18/12/17, so has 118 years remaining. The current owner pays rent of £254.26 per month together with £20.97 per month for service charges and ground rent.

Council Tax Band A



Lounge Diner



Dining Kitchen



Further Aspect

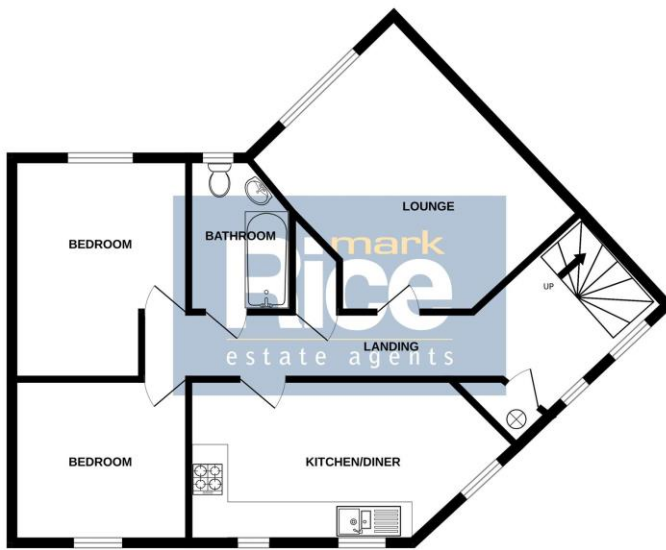


Bedroom 1



Bedroom 2

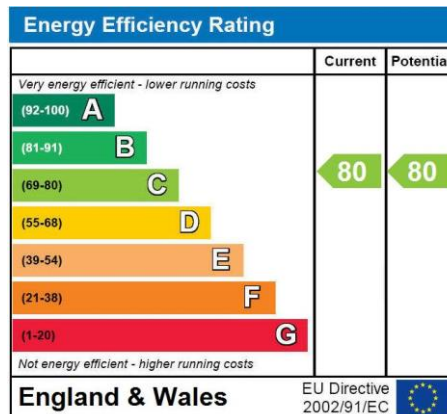
GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bathroom



Agent's 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 16/10/2024

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