



**Berkeley Court, Sleaford NG34 7TT**

**welcome to**

**Berkeley Court, Sleaford**

Over 55's flat overlooking the River Slea, in the heart of central Sleaford. Boasting no onward chain and spacious accommodation throughout. Early and internal viewings are highly recommended.



### **Entrance Hall**

Being approached via a front door, having stairs rising to the first floor with further door to:

### **Inner Hall**

Having two storage cupboards and storage heater.

### **Lounge**

20' 4" x 13' 1" ( 6.20m x 3.99m )

Featuring a fireplace with fire and surround, storage heater, three windows to the front and further window to the side, all with views over the River Slea.

### **Kitchen**

10' 5" x 8' 1" ( 3.17m x 2.46m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, stainless steel sink with mixer tap, built-in eye level oven, hob, extractor, plumbing for dishwasher, plumbing for washing machine, spotlights and window to the side.

### **Bedroom Two**

11' 10" x 8' 2" ( 3.61m x 2.49m )

Having a fitted double wardrobe with bifolding doors, storage heater and two windows to the rear.

### **Bedroom One**

11' 11" x 9' 6" ( 3.63m x 2.90m )

There are fitted wardrobes, storage heater and two windows to the rear and side.

### **Bathroom**

Fitted with a suite comprising of a jacuzzi style bath with shower over, pedestal wash hand basin with mixer tap, WC, heated towel rail, spotlights and window to the side.

### **Outside**

There is a gravelled area and potential of an allocated parking at an annual cost.



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welcome to

## Berkeley Court, Sleaford

- Over 55's
- Two double bedrooms
- River views
- Lounge diner
- Popular location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH111965 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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