



Bishops Court, Sleaford  
£85,000





## Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- NO ONWARD CHAIN
- Close Walking Distance to Town Centre
- Over 55's Only
- Shower Room
- EPC rating C
- Current Council Tax Band A





Offered for sale with no onward chain, this well presented two bedroom ground floor apartment is situated within a popular over 55's development and is within close walking distance of Sleaford town centre. The property benefits from newly fitted carpets and a recently installed shower, with accommodation briefly comprising an entrance hall, fitted kitchen, spacious lounge, two double bedrooms and a modern shower room, offering comfortable and low maintenance living ideal for those looking to downsize or enjoy retirement living. The property is leasehold with the lease commencing on 21 June 1987 and expiring on 24 June 2085, with approximately 59 years remaining. There is an annual service charge payable of approximately £700. Early viewing is highly recommended.



### Entrance Hall

### Kitchen

3.86m x 1.75m (12'8" x 5'8")

### Lounge

5.08m x 3.48m (16'8" x 11'5")

### Hallway

### Bedroom One

4.11m x 2.36m (13'6" x 7'8")



### Bedroom Two

2.87m x 2.46m (9'5" x 8'1")

### Shower Room

### Leasehold Information

The property is offered on a leasehold basis. The lease commenced on 21 June 1987 and expires on 24 June 2085. At the time of marketing, approximately 59 years remain. An annual service charge of approximately £700 is payable.

### Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

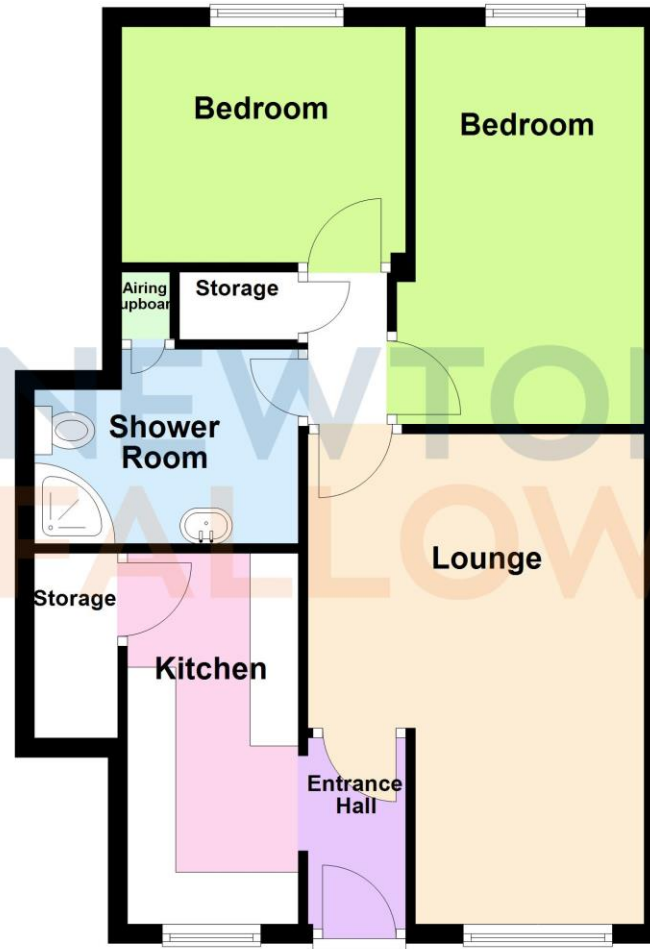
### Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau; part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.

# Floorplan

## Ground Floor

Approx. 53.6 sq. metres (576.5 sq. feet)



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