



Eastgate, Sleaford
£135,000



- Ground Floor Apartment
- Two Double Bedrooms
- Immaculately Presented Throughout
- NO ONWARD CHAIN
- Town Centre Location
- Allocated Parking Space
- Leasehold
- EPC rating C
- Current Council Tax Band: A



An immaculately presented two double bedroom apartment, ideally located just a stone's throw from Sleaford town centre and offered for sale with no onward chain. The property benefits from an allocated parking space and well-maintained accommodation comprising an entrance hall, lounge opening through to the kitchen, two generous double bedrooms, and a shower room. Further details include an annual management fee of £1,400, payable every six months, and a long lease with 192 years remaining. An excellent opportunity for convenient town-centre living, and viewing is highly recommended.

Entrance Hall

With part glazed Entrance Door, BT point and electric heater.

Lounge

4.07m x 3.55m (13'5" x 11'7")

With TV point, two windows to rear aspect and electric heater. Opening to;

Kitchen

3.11m x 1.96m (10'2" x 6'5")

With a range of base and eye level units with work surface over, sink with mixer tap and drainer, integrated oven with four ring electric hob and extractor hood over, space and plumbing for washing machine, space for freestanding fridge freezer.

Bedroom One

3.95m x 2.73m (13'0" x 9'0")

With window to front aspect and electric heater.



Bedroom Two

4.12m x 2.52m (13'6" x 8'4")

With window to rear aspect and electric heater.

Shower Room

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc , heated towel rail, window to front aspect and extractor fan.

Outside

With one allocated parking space.

Leasehold

We are informed by our vendor there is currently 192 years to run on the lease. Management charges are £1400.00 per annum, paid in 6 monthly installments.

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

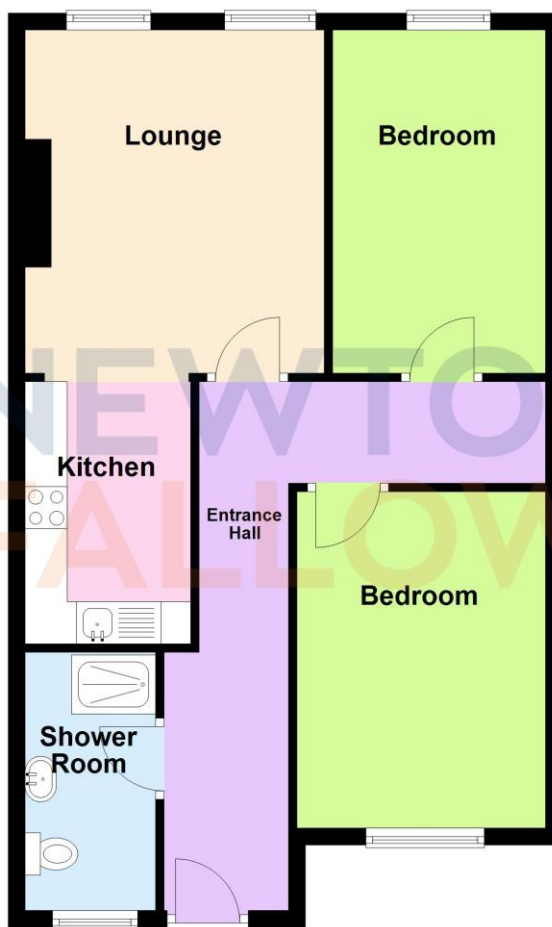
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau, part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage 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. 61.4 sq. metres (661.3 sq. feet)



Total area: approx. 61.4 sq. metres (661.3 sq. feet)

Flat 3 Laundon House, Sleaford



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