

EST 1770



# Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



15 Grosvenor Mews, Billingborough, Lincolnshire, NG34 0PT

**£95,000 Leasehold**

- Allocated Parking Space
- First Floor Modern Apartment
- Modern Fitted Kitchen
- No Onward Chain
- Open Plan Living

XXX NO ONWARD CHAIN XXX

Immaculately presented first floor two bedroom apartment. This spacious apartment is exceptionally well presented and located in a gated modern complex of similar apartments. Viewing is highly recommended to appreciate all the extras that are included in this

SPALDING 01775 766766 BOURNE 01778 420406





#### **Accommodation.**

An intercom security door gains access to the main communal hallway. Lift and stairs lead to the first floor. Rear door gaining access to the communal parking.

#### **Apartment**

Front door with intercom telephone door entry to Hallway: Laminate flooring, under floor electric heating, inset ceiling spot lights, wall mounted thermostatic heating control.

#### **Lounge**

8' 11" x 21' 9" overall and max (2.72m x 6.63m) Laminate flooring, under floor electric heating, inset ceiling spot lights, wall mounted flat screen TV which is included in this sale, open through to Kitchen.

#### **Kitchen**

6' 4" max x 15' 4" max (1.93m x 4.67m) Fitted wall mounted



and floor standing cream cupboards including a tall larder style cupboard and a glass fronted display cupboard, wooden effect fitted worktop and complimentary splash back tiling, integrated fridge, four ring ceramic hob with extractor canopy over, electric oven, space and plumbing under worktop for automatic washing machine which is included in this sale, inset stainless steel sink and drainer with mixer tap, wall mounted cupboard housing hot water tank and shelving, integrated dishwasher, laminate flooring with under floor heating, inset ceiling spot lights.

#### **Bedroom 1**

11' 1" x 8' 4" (3.38m x 2.54m) Laminate flooring with under floor heating, inset ceiling spot lights, wall mounted thermostatic heating control, wall mounted flat screen TV included in the sale, window to rear.

#### **Bedroom 2**

8' 1" x 11' 1" (2.46m x 3.38m) Laminate flooring with under floor heating, inset ceiling spot lights, window to rear.

#### **Bathroom**

6' 4" x 6' 2" (1.93m x 1.88m) Panelled bath with shower over and glass screen, low level WC with concealed flush, pedestal wash hand basin, fully tiled walls, ceramic floor tiles, under floor heating, electric shaver point, extractor fan.

#### **Car Park and Communal Areas.**

This apartment is located in a gated complex with electric gates opening to the communal areas and communal car park. There is an allocated parking space at the rear and several visitor parking spaces as well.

#### **AGENTS NOTE**

This apartment has a long remaining lease of approximately 975 years. The current service and maintenance charges are as follows:

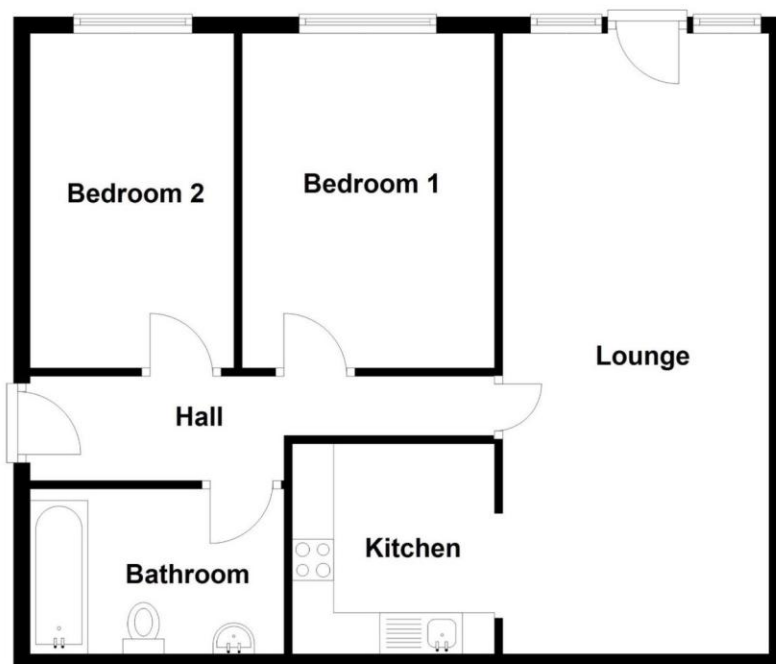
Ground Rent is £50 per annum.

Maintenance Charges: £180 per calendar month. This fee includes unlimited under floor electric heating and also a sinking fund for any necessary repairs.

No Onward Chain

## Ground Floor

Approx. 67.5 sq. metres (726.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Leasehold

**SERVICES** TBC

**COUNCIL TAX BAND** A

### LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

### PARTICULARS CONTENT

R. Longstaff & Co LLP, their dlients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

### Ref: S-3811414

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

### ADDRESS

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### CONTACT