

## Old Place, Sleaford, Lincolnshire NG34 7HR



Asking Price £87,000 Leasehold



**\*\*NO CHAIN\*\*AVAILABLE TO INVESTOR BUYER ONLY\*\*** This two bedroom second floor flat is within walking distance of town and the local amenities. The accommodation comprises of Entrance Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom and an Allocated Parking Space. The property has electric heating and has UPVC double glazed windows throughout. The EPC rating is D and the Council Tax Band is A.

## Accommodation

The property is entered via a part glazed door into the communal hallway with stairs leading up to the flat on the second floor.

## Entrance Hallway

Entrance to the flat is through a part glazed wooden door. The hallway has laminate flooring, a smoke alarm, electric consumer unit and loft access.

## Lounge

14'2" x 13'4"



A good sized lounge with double window aspect and a T.V. aerial point.

## Kitchen

15'0" x 6'10"



Having a range of wall and base units with worktop over, stainless steel sink with mixer tap, space and plumbing for washing machine, space for under counter fridge or tumble drier, electric cooker with extractor over and stainless steel splashback, vinyl flooring and mermaid splashback to the worktops. There is an airing cupboard with shelving and housing the hot water tank.

## Bedroom One

13'1" x 9'6"



Having laminate flooring and a T.V. aerial point.

## Bedroom Two

9'10" x 6'8"



Having laminate flooring.

## Bathroom



A modern fitted bathroom comprising of pedestal wash hand basin with mirror above, close coupled W.C.,

panelled bath with mixer tap and electric shower over and glass screen door, heated towel rail, extractor fan, vinyl flooring and full mermaid boarding to all walls.

### **Other Information**

The lease expires on 2 August 2087. The annual ground rent is fixed at £25.00 per annum payable in June and December. The flat has an allocated parking space with a visitor space available.

There is currently a tenant in situ.

### **Financial Services**

Financial Services - As part of our continued commitment to providing the best advice to all of 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 are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

### **Disclaimer 1**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. 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. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

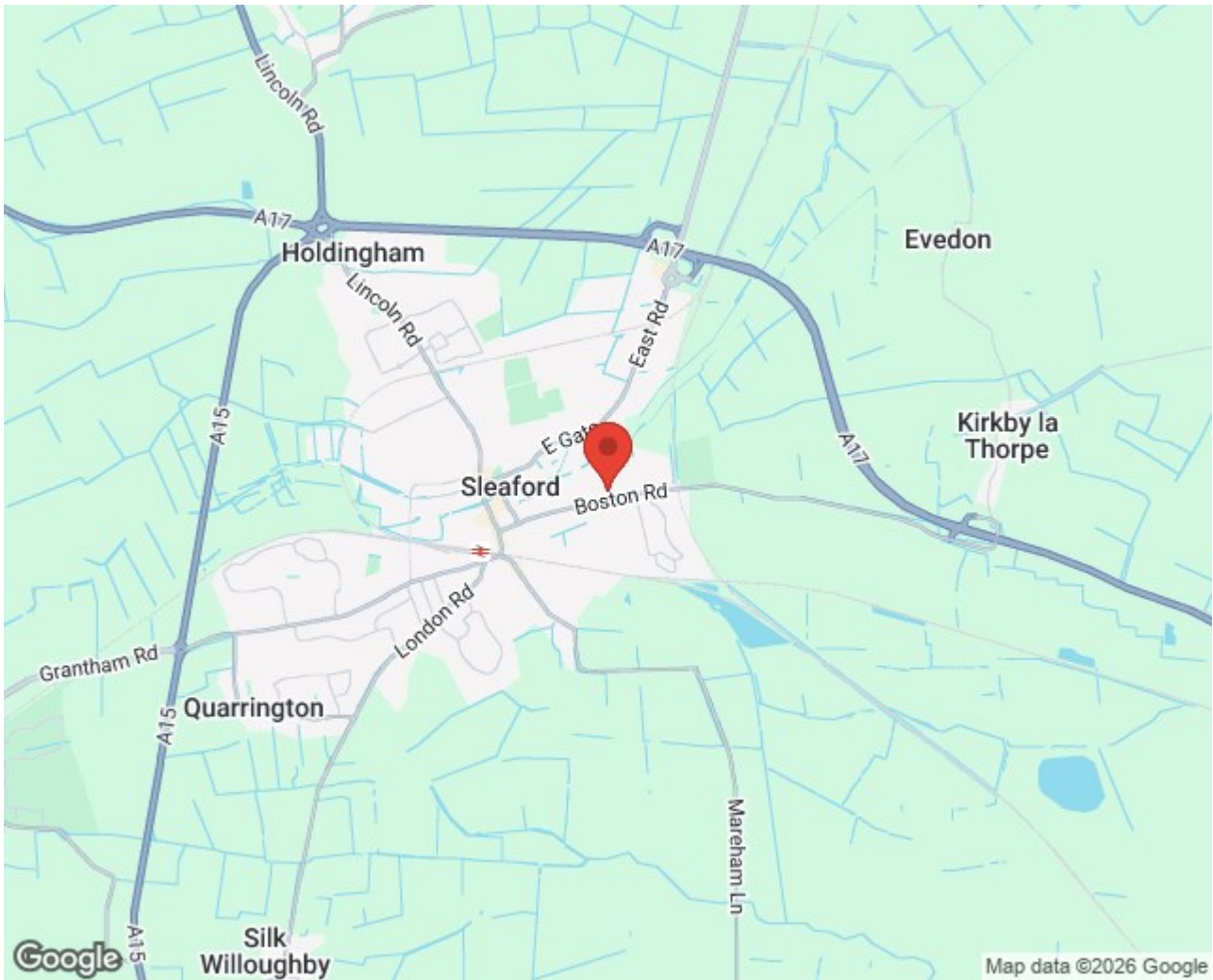
## Ground Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



Total area: approx. 58.3 sq. metres (627.6 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	