



Grosvenor Mews, Billingborough



£84,000

- Executive Apartment
- First Floor
- Two Double Bedrooms
- Well Presented Throughout
- Private Complex
- Underfloor Heating
- Leasehold
- EPC rating C
- Current Council Tax Band A



A well-presented first floor apartment offered for sale with no onward chain, built in 2004 and benefiting from a 999-year lease from new. The property is well maintained throughout, falls under Council Tax Band A, and features underfloor heating. Additional benefits include an allocated parking space behind electric gates and a communal brick store to the rear for bikes. The accommodation comprises two bedrooms, a lounge diner, kitchen, and bathroom, making this an ideal first-time purchase or investment opportunity.

Entrance Hall

Main entrance is by coded door into communal hallway with stairs and lift to the first floor landing. The entrance to the apartment is via private secure door. With laminate flooring, power points with laminate flooring.

Lounge / Diner

6.58m x 2.87m (21'7" x 9'5")

With laminate flooring, windows to the front elevation, power points, and open archway to kitchen. Under floor heating.

Kitchen

1.93m x 2.31m (6'4" x 7'7")

Compact and fitted with range of wall and base units with worktop over, Stainless steel sink and drainer, electric hob and oven, laminate flooring and small breakfast bar. Under floor heating.

Bedroom 1

3.4m x 2.51m (11'2" x 8'2")

With Upvc window to the front elevation, laminate flooring, power points and underfloor heating.



Bedroom 2

3.4m x 2.44m (11'2" x 8'0")

With Upvc window to the front elevation, laminate flooring, power points and underfloor heating.

Bathroom

With full suit in white comprising of bath with shower over and shower screen, wc and wash hand basin, laminate tile flooring with underfloor heating.

Outside

Accessed via an electric gate to front, with one allocated parking space and communal area.

Information

The property is on a 999 year lease with 977 years remaining (as of 2026). There is an annual maintenance/service charge of circa £1700 which covers the communal areas such as lifts, up keep of the building, insurance, electric to communal areas, underfloor heating cost for the months of Nov-March, window cleaning, outside areas.

Agents Note

These are draft particulars awaiting vendor approval.

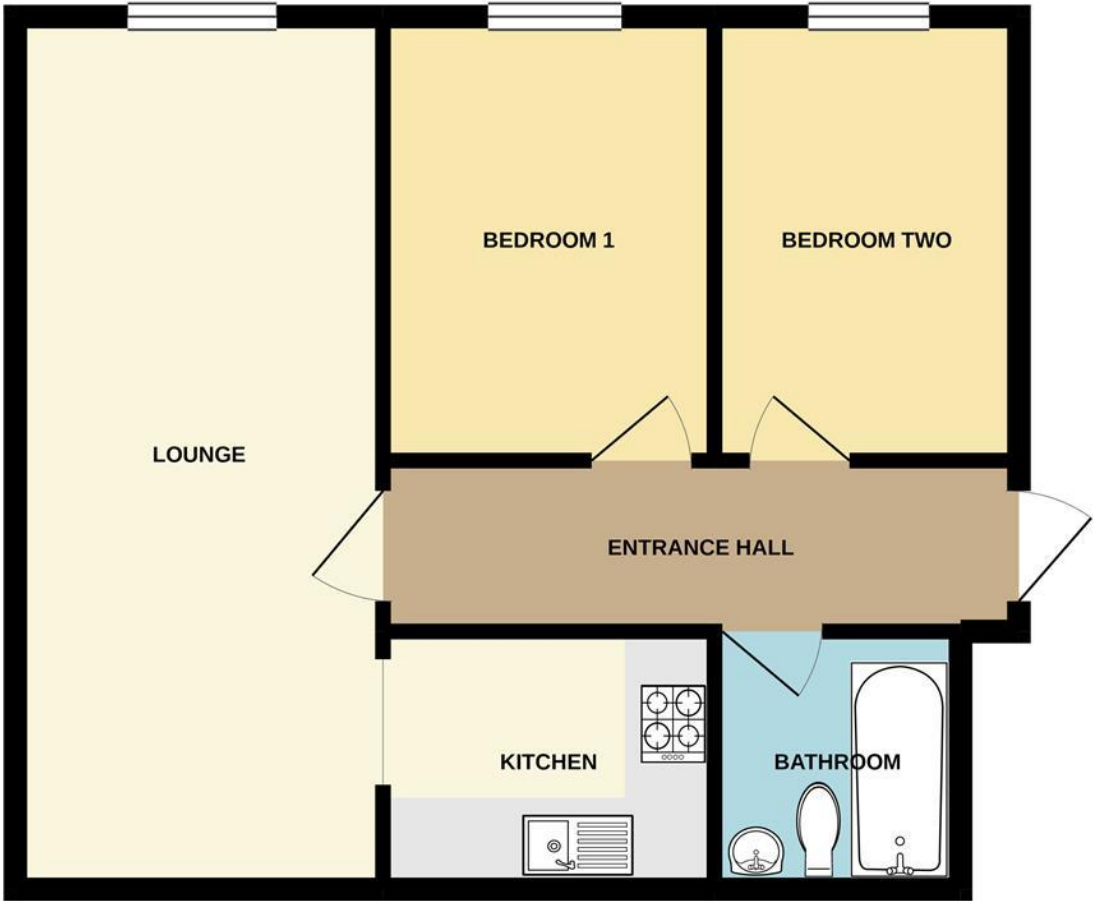
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Floorplan

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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