



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.

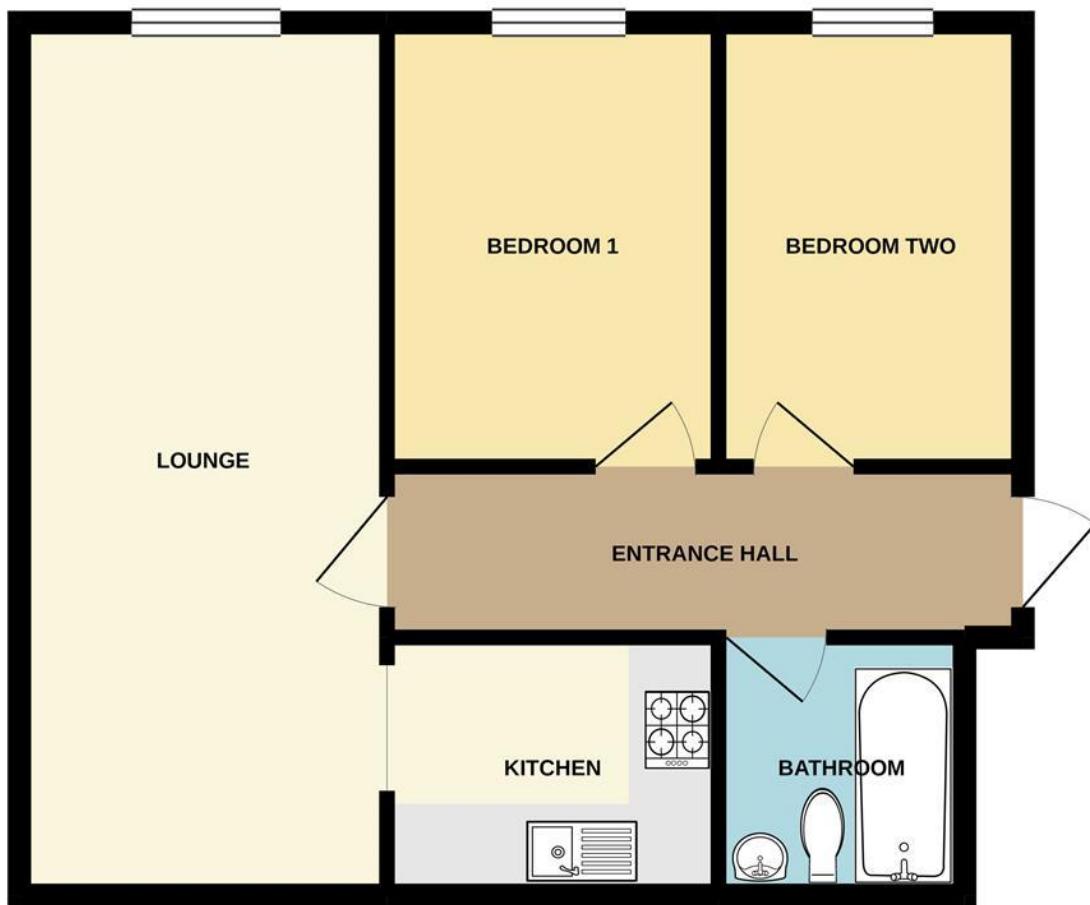
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has 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  
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 other features are approximate only. Accuracy is taken to be +/- 5% 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.

Made with Metropix ©2021