

DRAFT

***BERKELEY COURT,
SLEAFORD, NG34 7TT***



£115,000

Located within walking distance of the Town Centre and with No Onward Chain, a First Floor Over 55's Retirement Apartment with Parking Space and Refitted Shower Room. The property is located close to the River Sleas and Doctors surgery, with Double Glazing and Electric Heating to the full accommodation comprising shared lobby area, Entrance Hall, 20'3" 14'3" Lounge, Two Good Sized Bedrooms, Kitchen, and Shower Room. Early Viewing is recommended.

Location:

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

Travelling from our offices follow the one way system past the Market Place and turn right into Carre Street. Berkeley Court is located on the left hand side, and the entrance to the apartment is on the right hand side.

Ground floor entrance door and stairs provide access to the shared first floor lobby area.

Entrance Hall:

Having loft access, Dimplex electric heater, storage cupboard and airing cupboard.

Lounge: 6.17m (20'3") x 4.34m (14'3")

Having French doors to balcony, two Dimplex electric heaters and electric fire with surround.

Kitchen: 3.05m (10'0") x 2.49m (8'2")

Having wall and base units with work top, tiled splashbacks, inset stainless steel drainer sink with mixer taps, electric oven, electric hob with cooker hood over, chrome towel radiator, space for fridge freezer, and space and plumbing for washing machine.

Bedroom 1: 4.27m (14'0") x 2.46m (8'1")

Having wall mounted electric heater.

Bedroom 2: 3.56m (11'8") x 2.44m (8'0") extending to 10'2"

Having wall mounted electric heater.

Shower Room:

Being fully tiled and having w.c with concealed cistern, vanity hand washbasin with monobloc tap, separate mains fed shower cubicle, electric wall heater, electric towel radiator and extractor fan.

Outside:

We are informed by the owners there is an allocated parking space with the property.

Agents Note:

This is a leasehold property, however when purchased the owner will obtain a portion of the management company and the overall freehold.



Lounge



Kitchen



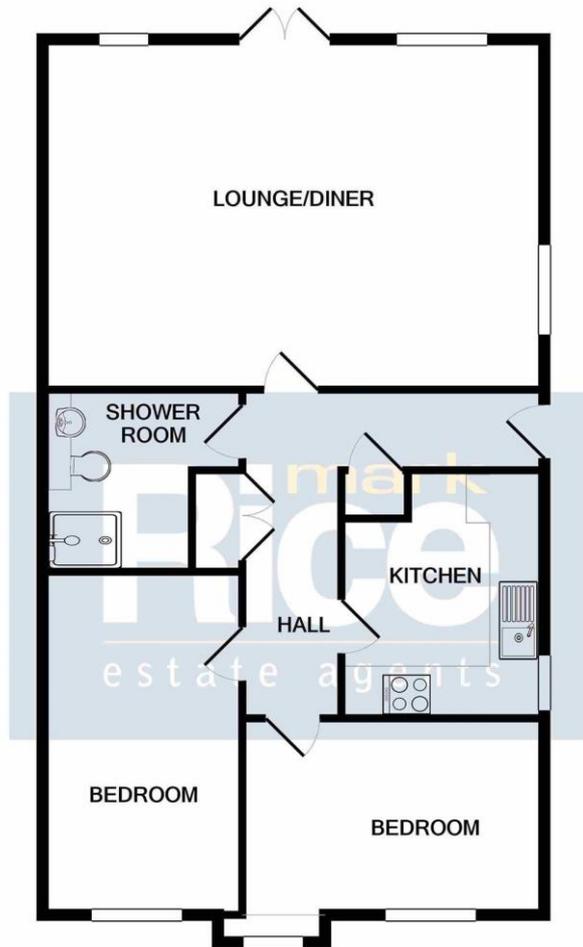
Bedroom 1



Bedroom 2

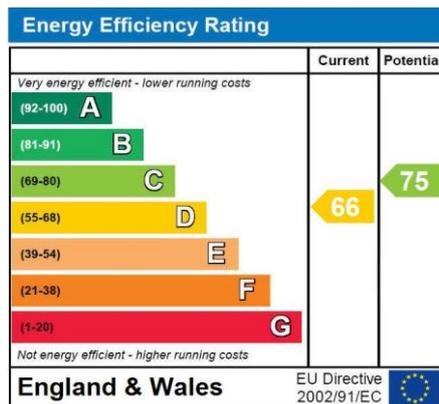


Shower Room



TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2022



Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 16/03/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**