

***BISHOPS COURT,  
SLEAFORD, NG34 7BQ***



***£73,500***

***Located within this popular over 55's development within walking distance of the town centre and in a cul-de-sac setting, a Two Bedroom First Floor Apartment with Gas Central Heating and Double Glazing. The property is sold with a Sitting Tenant in place. The accommodation comprises Ground Floor Lobby Area, First Floor Landing with Store, Entrance Hall, Lounge Diner, Kitchen, Two Bedrooms and Bathroom and this is an ideal opportunity for the investment buyer.***

**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:**

From our office head North and after the traffic lights at Tesco, continue straight ahead. Turn left into Claybergh Drive and turn left again into Bishops Court. There is a 'For Sale' board on Northgate indicating the position of the property.

An entrance door provides access to the Lobby Area with stairs to the First Floor Lobby with built-in cupboard.

**Hall:**

Having loft access, built-in cupboard, radiator and thermostat.

**Lounge Diner: 5.11m (16'9") x 3.35m (11'0") narrowing to 2.29m (7'6")**

Having radiator and coved ceiling.

**Kitchen: 3.51m (11'6") x 1.96m (6'5")**

Having wall and base units, worktop, cooker hood, boiler, plumbing for washing machine, space for cooker, tiled splashbacks, radiator, larder unit and inset sink with monobloc tap.

**Bedroom 1: 4.17m (13'8") x 2.41m (7'11")**

Having radiator.

**Bedroom 2: 2.90m (9'6") x 2.31m (7'7")**

Having radiator.

**Bathroom:**

Having bath with electric shower over, pedestal hand washbasin, low level w.c, airing cupboard, tiled splashbacks, white towel radiator and shaver point with light.

**Agent's Note:**

The current tenant is paying rent of £430pcm. The property is Leasehold and the lease expires on the 24/6/2175. There is an annual service charge payable of £702.00 which is paid monthly over an 8 month period.

Council Tax Band A.



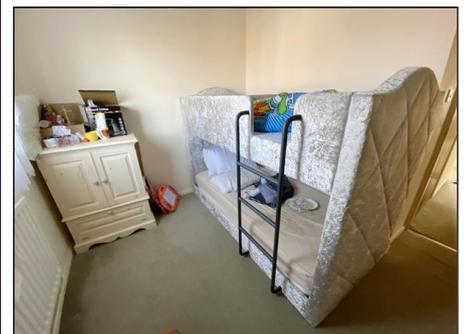
**Lounge Diner**



**Kitchen**



**Bedroom 1**

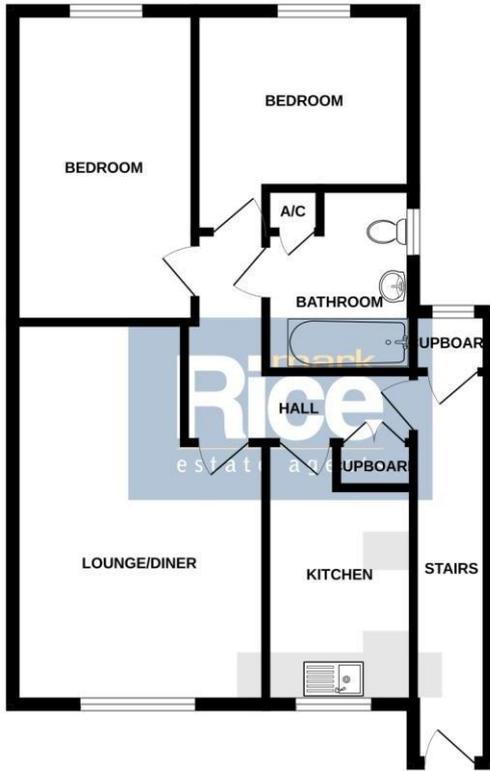


**Bedroom 2**



**Bathroom**

GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</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	

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 09/08/23*

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