

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



***£80,000***

***A rare opportunity to purchase a Leasehold Ground Floor Two Bedroom Apartment with No Forward Chain and being well presented throughout. The property is Double Glazed and has Gas Central Heating to accommodation comprising Entrance Hall, Lounge, Kitchen with Walk-in Store off and Bathroom. This development is exclusively for the over 55's and is within walking distance of the town centre and its many amenities, and early viewing is highly 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:**

Walking from our office past the Tesco traffic lights, turn left into Bishops Court via the pedestrian access and turn right and the property is located on the right hand side. Alternatively, if entering via Claybergh Drive, turn left into Bishops Court.

Double glazed entrance door provides access to the Hall having radiator.

**Lounge:** 5.08m (16'8") x 3.48m (11'5") narrowing to 2.49m (8'2")  
Having radiator.

**Kitchen:** 3.86m (12'8") x 1.75m (5'9")

Having wall and base units, worktop, tiled splashbacks, inset sink, space for cooker, radiator, plumbing for washing machine and built-in cupboard with wall unit.

**Inner Hall:**

Having airing cupboard.

**Bedroom 1:** 4.11m (13'6") x 2.36m (7'9") extending to 2.51m (8'3")  
Having radiator.

**Bedroom 2:** 2.87m (9'5") x 2.46m (8'1")  
Having radiator.

**Bathroom:**

Having bath, pedestal hand washbasin, low level wc., radiator and cupboard housing the boiler.

**Agent's Note:**

The property is offered on a Leasehold basis with the Lease start date of 21/6/87 and expiry date of 24/6/2085, providing a 99 year lease and at the time of writing there are 61 years remaining. There is annual service charge payable of approximately £700.00. We understand there is also ground rent payable and details of this to follow.



**Lounge**



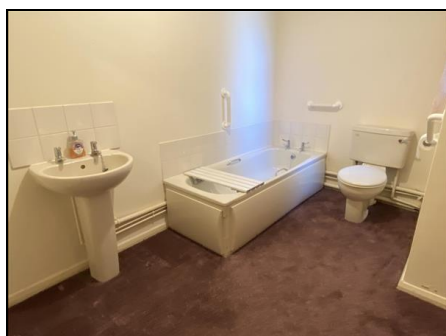
**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Bathroom**

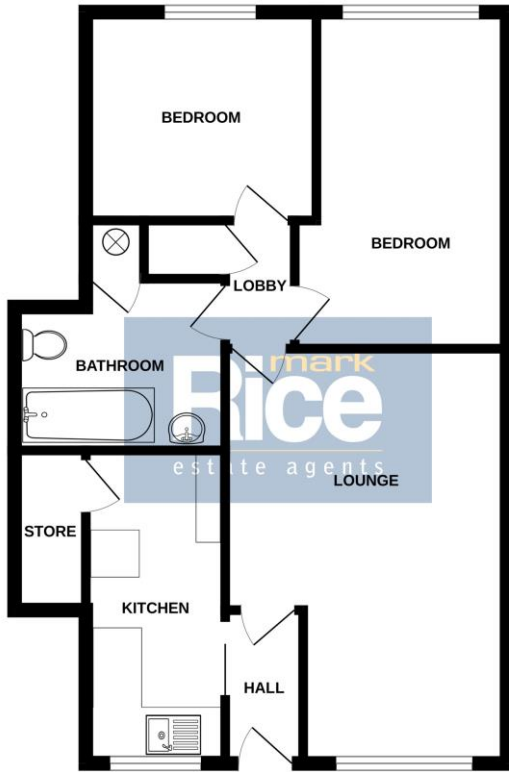


**View To Front**



**Council Tax Band A.**

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 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>	73	75
(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	

*Agent's 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 01/07/2024

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