

Playhouse Yard, Sleaford, Lincolnshire NG34 7YP



£120,000 Leasehold



****NO CHAIN**** This two bedroom ground floor apartment is close to the town centre and was built by reputable local builders Newman Moore Ltd. The accommodation comprises of lounge, kitchen/diner, two bedrooms and family bathroom. The property has an allocated parking space and is gas fired central heated with radiators to all rooms and double glazed throughout. This would make an ideal investment property or first time buyer opportunity. EPC rating = C.

Accommodation

The property is entered via part glazed door into the kitchen.

Kitchen

9'8" x 8'7"



Having a range of wall and base units with rolled edge worktop over, one and half bowl stainless steel sink with mixer tap, space for tall fridge/freezer, space and plumbing for washing machine, a wall mounted Worcester combi boiler, electric oven, electric hob with extractor over, tiled splashback and vinyl flooring. There are part glazed double doors leading into the lounge.

Lounge

14'0" x 12'0"



Having a bay window to the front elevation and a large storage cupboard with light and coat hooks.

Inner Hallway

Doors leading off to bathroom and bedrooms and a smoke alarm.

Bedroom One

9'11" x 9'9"



Bedroom Two

14'6" x 7'4"



Family Bathroom



Having a panelled bath with mixer shower over and glass shower door, fully tiled around the bath area and half tiled walls around the rest of the bathroom, pedestal wash hand basin with mixer tap, close coupled W.C.,

shaver point, ceiling spot lights, extractor fan, heated towel rail and vinyl flooring.

Outside Front

The allocated parking space is to the front of the property and a pathway leading to the entrance door with gravelled areas and shrubs.

Other Information

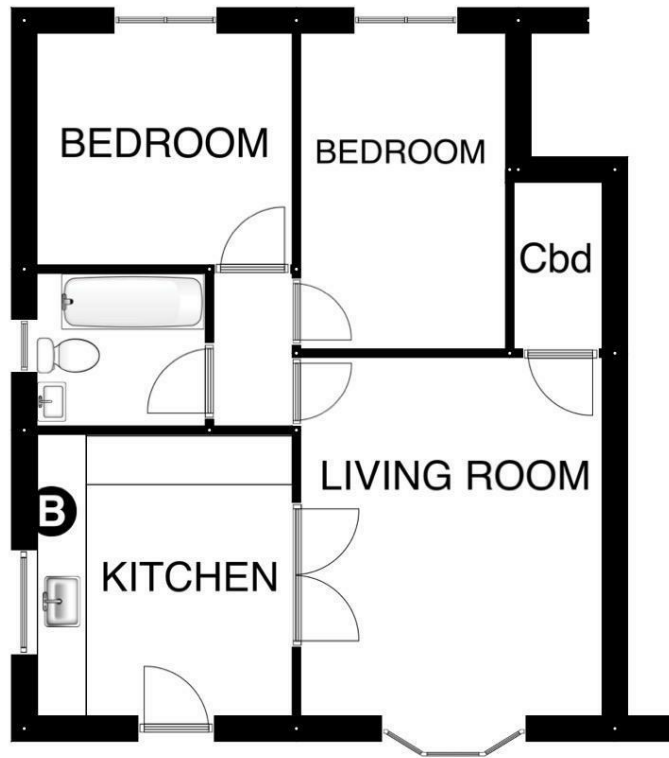
There is a service charge of £50.00 per month. The lease expires on 25/12/2206.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of 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 are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	