

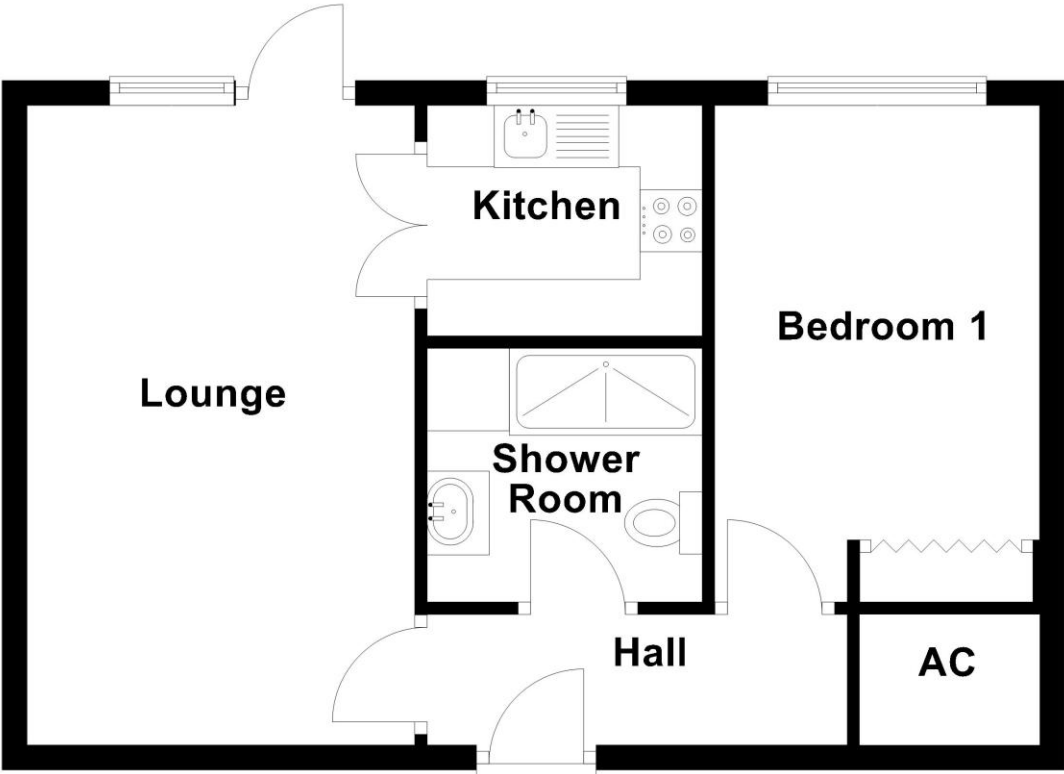
Flat 11, Moores Court, Jermyn Street,
Sleaford, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



Total area: approx. 41.9 sq. metres (451.1 sq. feet)



Flat 11, Moores Court, Jermyn Street, Sleaford, Lincolnshire, NG34 7UL

£80,000 Leasehold

Winkworth are delighted to offer for sale this well-presented and spacious one-bedroom ground floor apartment for the over 60s, built by the renowned retirement developer McCarthy & Stone. Perfectly positioned in the heart of the town centre, this property offers a fantastic opportunity for those seeking comfort, security, and a strong sense of community in later life.



See things differently.

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Spacious one-bedroom ground floor apartment for the over 60s, built by McCarthy & Stone. | Prime town centre location with easy access to local shops, amenities, and public transport. | Well-maintained throughout with generous living space, fitted kitchen, and large double bedroom. | Excellent communal facilities including a residents' lounge with regular social events and coffee mornings. | Offered with no onward chain, plus on-site house manager and 24-hour emergency call system for peace of mind.



See things differently.

DESCRIPTION

The apartment has been lovingly maintained and provides well-proportioned accommodation throughout, comprising of a welcoming entrance hall, a generous lounge, a fully fitted kitchen, a shower room and a large double bedroom with ample storage. Being on the ground floor, the property is particularly suited to those who prefer step-free access and ease of mobility.

The development itself is thoughtfully designed with the needs of residents in mind, offering a secure and supportive environment. There is a beautiful communal lounge area located on the ground floor where residents can gather for a variety of social activities, including regular coffee mornings, games, and other events – providing a warm and friendly atmosphere for residents.

Additional benefits include a secure entry system, a house manager on site during weekdays, and a 24-hour emergency call system for peace of mind. The apartment is offered with no onward chain, making it a smooth and straightforward purchase for the right buyer.

An early viewing is highly recommended to appreciate all this lovely home and development have to offer.



ACCOMMODATION

Entrance Hall

Lounge - 17'5" x 10'3" (5.3m x 3.12m)

Kitchen - 7'3" x 6'1" (2.2m x 1.85m)

Shower Room - 7'3" x 5'1" (2.2m x 1.55m)

Bedroom - 13'1" x 8'7" (4m x 2.62m)

Agents Note - Ground rent and service charges apply to this property.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Leasehold

COUNCIL TAX BAND

A