



## 49 Montrose Grove, Sleaford, Lincolnshire, NG34

**£70,000 Freehold**

**\*NO CHAIN\* \*50% Shared Ownership\*** Superbly presented first floor apartment with an allocated parking space to the rear. The property occupies a particularly desirable position next to the charming bandstand area on the ever-popular Greylees development.

Well maintained throughout, it benefits from gas-fired central heating and uPVC double glazing.

Well Presented Throughout | No Onward Chain | First Floor Flat | Two Double Bedrooms | Lounge & Kitchen/Diner | Allocated parking | Close To Band Stand Area | EPC Rating - B | Council Tax Band - A

## LOCATION

## DESCRIPTION

### ACCOMMODATION

#### Entrance Hall

**Kitchen** - 14'4" x 9'1" (4.37m x 2.77m)

**Lounge** - 15'4" x 10'5" (4.67m x 3.18m)

**Bedroom One** - 12'1" x 9'9" (3.68m x 2.97m)

**Bedroom Two** - 9'8" x 9'1" (2.95m x 2.77m)

**Bathroom** - 8'7" x 5'11" (2.62m x 1.8m)

**Agents Note** - The property is leasehold with approximately 110 years remaining. A monthly rent combined with a service charge of £222.92 is payable, which we are informed includes buildings insurance. Please note there is a covenant in place which does not allow pets.

Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

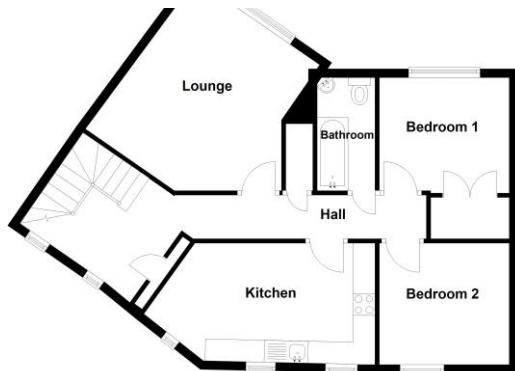
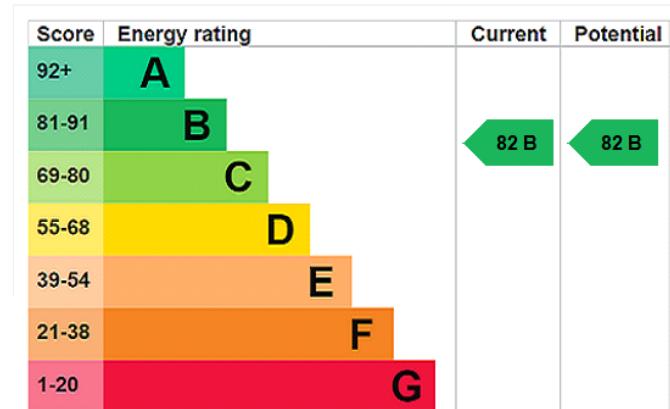
Freehold

## COUNCIL TAX BAND

A

## DIRECTIONS

*This floorplan is for illustration purposes only and is not to scale. The position and*



Total area: approx. 67.2 sq. metres (723.2 sq. feet)

