



11 Grosvenor Mews, Billingham, Sleaford, Lincolnshire, NG34

£95,000 Leasehold

NO CHAIN This well-presented ground-floor, two-bedroom apartment is located in the desirable Grosvenor Mews and offers modern, comfortable living ideal for first-time buyers or investors. The property features two well-proportioned double bedrooms, a modern fitted kitchen, and a fully tiled bathroom. It is light and spacious throughout, enhanced by underfloor heating, which is included in the service charge (approx. £160pcm). Heating is active between the end of September and end of March each year.

Further benefits include a private security entrance to the apartment block, allocated parking behind electric gates, and a long

No Chain | Ground Floor Flat | Two Well-Proportioned Double Bedrooms | Modern Fitted Modern Kitchen | Fully Tiled Stylish Bathroom | Underfloor Heating Included In Service | Allocated Parking Behind Electric Gates | Long Lease

Leashold with approximately 979 years remaining. Council Tax is Band A (the lowest). A ground rent of £25 is payable every six months.

ACCOMMODATION

Entrance Hall

Lounge - 26'1" x 10'7" (7.95m x 3.23m)

Kitchen - 9'9" x 7'6" (2.97m x 2.29m)

Bathroom

Bedroom 1 - 13'4" x 10' (4.06m x 3.05m)

Bedroom 2 - 13'4" x 8'1" (4.06m x 2.46m)

Agents Note - Management fees apply

LOCAL AUTHORITY

South Kesteven

TENURE

Leasehold

COUNCIL TAX BAND

A

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		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 67.5 sq. metres (726.3 sq. feet)