



## 11 Grosvenor Mews, Billingborough, Sleaford, Lincolnshire, NG34

£89,950 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)