



**FLAT 43, JERMYN STREET, SLEAFORD, NG34 7UL**

**£80,000 LEASEHOLD**

**\*NO CHAIN\*** Winkworth are delighted to offer for sale this spacious One Bedroom Over 60's Second Floor Apartment built by McCarthy & Stone.

Situated in the town centre, the apartment has been extremely well maintained and benefits from accommodation comprising of an Entrance Hall, Lounge, Kitchen, Bathroom and a generously sized Bedroom.

The property is offered for sale with no onward chain and the development also benefits from having a lift. There is a lovely communal residents area located on the ground floor, where various activities and coffee mornings are held on a regular basis where residents can come and join the fun. Why not come and have a look and see what's on offer!

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## ACCOMMODATION

**Entrance Hall** - Large storage cupboard housing the heating boiler and shelving.

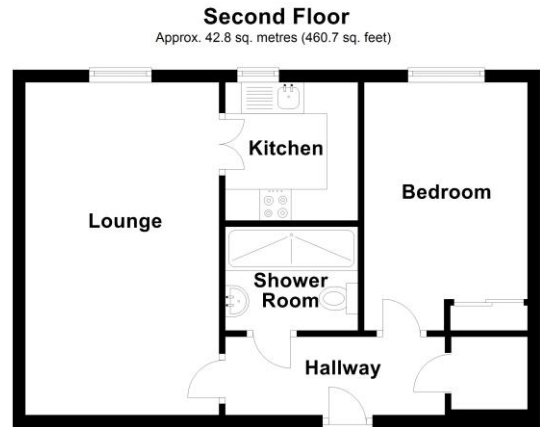
**Lounge** - 17'6" x 10'2" (5.33m x 3.1m) The lounge has a window overlooking the rear garden and the River Sleat.

**Kitchen** - 7' x 7'3" (2.13m x 2.2m) Fully fitted with low level and eye level units to three sides, plenty of work surface and tiled splashbacks. Integrated electric ceramic hob with extractor over, space for fridge and freezer, there is also an eye level oven. Single drainer sink and window to

**Shower Room** - Fully tiled shower room with vanity inset sink, low level WC and large shower unit.

**Bedroom One** - 12'2" x 8'7" (3.7m x 2.62m) Main Bedroom with window overlooking the rear, built in mirrored double wardrobe and electric

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



Total area: approx. 42.8 sq. metres (460.7 sq. feet)

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.

**Tenure:** Leasehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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