

***GLENEAGLES DRIVE,
GREYLEES, NG34 8GH***



£65,000

A spacious Two Bedroom Apartment offered to the market on a 50% Shared Ownership basis, with the option to staircase to 100%. The property offers living accommodation close to 70^m² (753 sqft) has been well maintained by the current owner and benefits from Gas Central Heating and Double Glazing with spacious accommodation comprising Entrance Hall with stairs leading to the main residence, Lounge, Kitchen Diner, Two Good Sized Bedrooms and Bathroom. Outside there is a partially enclosed courtyard area to the front and to the rear is an Allocated Parking Space. Early viewing is advised.

Location:

Greylees is a modern development close to the town of Sleaford. Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

Heading away from town on the Grantham Road, proceed to the roundabout and take the second exit on to the A153. After the level crossing turn left into Willoughby Road and take the first turning on the left into Balmoral Drive. Take the first exit on the roundabout into Kinross Road and proceed over the next roundabout into Gleneagles Drive where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Entrance Hall having stairs leading to the main hallway with a store cupboard housing the central heating boiler, smoke alarm and radiator.

Lounge: 4.72m (15'6") x 3.20m (10'6")

Having radiator.

Kitchen: 5.51m (18'1") x 2.79m (9'2")

Having a range of matching wall and base units with worktop over, 1½ bowl stainless steel inset sink with mixer tap, integrated electric oven, inset four ring gas hob with matching unit cooker hood over, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled splashbacks, smoke alarm and radiator.

Bedroom 1: 3.73m (12'3") x 2.95m (9'8") max

Having radiator.

Bedroom 2: 2.95m (9'8") x 2.79m (9'2")

Having radiator.

Bathroom:

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mains fed shower over and shower screen, extractor fan and radiator.

Outside:

There is a paved patio area to the front of the property which is partially enclosed by mature hedging and timber fencing and the allocated parking space is located along Turnberry Close, on the left hand side.

Council Tax Band A.

Agent's Note:

The property is Leasehold and there is 109 years left on the Lease. The current rent is £213.21 per month and there is a further monthly service charge payable of £37.87. These are reviewed annually on the 1st April.



Lounge



Further Aspect



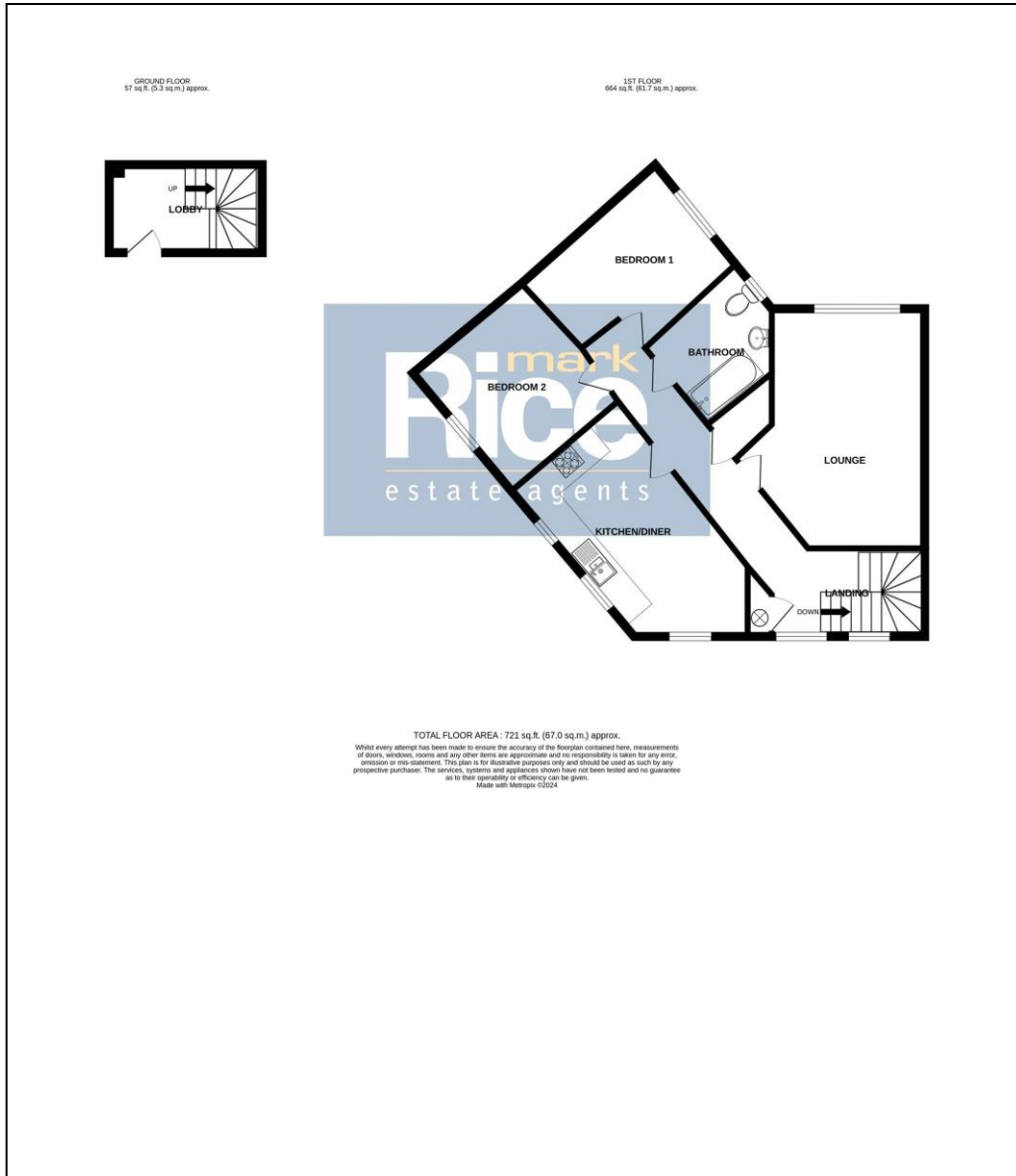
Kitchen



Dining Area



Bedroom 1:



Bedroom 2



Bathroom



Parking Area

Agent's Note: *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

Fixtures & Fittings: *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

Money Laundering Regulations 2003: *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 28/03/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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