

***MONTROSE GROVE,
GREYLEES, SLEAFORD, NG34 8GT***



£54,000

+45% SHARED OWNERSHIP*** A Two Bedroom First Floor Apartment offered to the market on a shared ownership basis, with the option to staircase to a maximum 80% ownership. The apartment has been well maintained by the current owner and benefits from Gas Central Heating and Double Glazing to the full accommodation which comprises Entrance Hall with store cupboards, Jack and Jill En-Suite, Two Good Sized Bedrooms and 21' Living Kitchen Area. Outside there is an Allocated Parking Space to the rear with further communal parking available. The monthly rent for the remaining share of the property is £217.40 which includes the monthly service charge, management fee and buildings insurance fee, and early viewing is recommended.***

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:

Travelling from Sleaford on the A153 towards Grantham, after the roundabout, turn left into Greylees and proceed over the level crossing and take the second turning on the left into Balmoral Drive. At the roundabout, turn right into Pentland Drive and continue to the end of the road, turning left into Montrose Grove. Follow the road around to the right where the property is located on the left hand side as indicated by our 'For Sale' board

An entrance door provides access to the Entrance Hall having a smoke alarm, radiator and three cupboards, one of which has space and plumbing for a washing machine.

Open Plan Living Kitchen: 6.40m (21'0") x 3.20m (10'6")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer sink unit with mixer tap, integrated electric oven, integrated four ring gas hob with stainless steel cooker hood over, space for fridge freezer, Worcester Bosch wall mounted combination boiler (installed in 2024 with a five year guarantee) and tiled splashbacks.

Lounge Area:

Having radiator.

Bedroom 1: 4.37m (14'4") x 2.77m (9'1")

Having space for wardrobe and radiator.

Bedroom 2: 3.23m (10'7") x 2.03m (6'8")

Having radiator.

Jack & Jill En-Suite:

Being part tiled and having low level w.c, pedestal hand washbasin, panelled bath with mains fed shower over extractor fan, shaver point and radiator.

Outside:

There is a security entrance door and one Allocated Parking Space with further communal parking available.

Agents' Note:

The property is offered on a leasehold basis with the lease term being 125 years from March 2012, therefore having 113 years remaining.

Council Tax Band A.



Living Kitchen



Lounge Area



Bedroom 1



Bedroom 2



Jack & Jill En-Suite

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, quantities and specifications shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/02/23

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 23/01/25

Viewing Strictly by Appointment With Mark Rice Estate Agents
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