



45 MOORES COURT, SLEAFORD, NG34 7UL
£69,950 LEASEHOLD

This Spacious One Bedroom Over 60's Apartment is located close to the town centre and was built by McCarthy & Stone. The property is offered for sale with no onward chain and it is situated on the second floor with the building benefitting from a lift. There is a superb residents lounge area and kitchen and a communal. Come and have a look!

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

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ACCOMMODATION

Entrance Hall - With door to front and airing cupboard.

Lounge - 18'3" x 11'1" (5.56m x 3.38m) With UPVC window to rear aspect, power points, TV point, telephone point and electric fire.

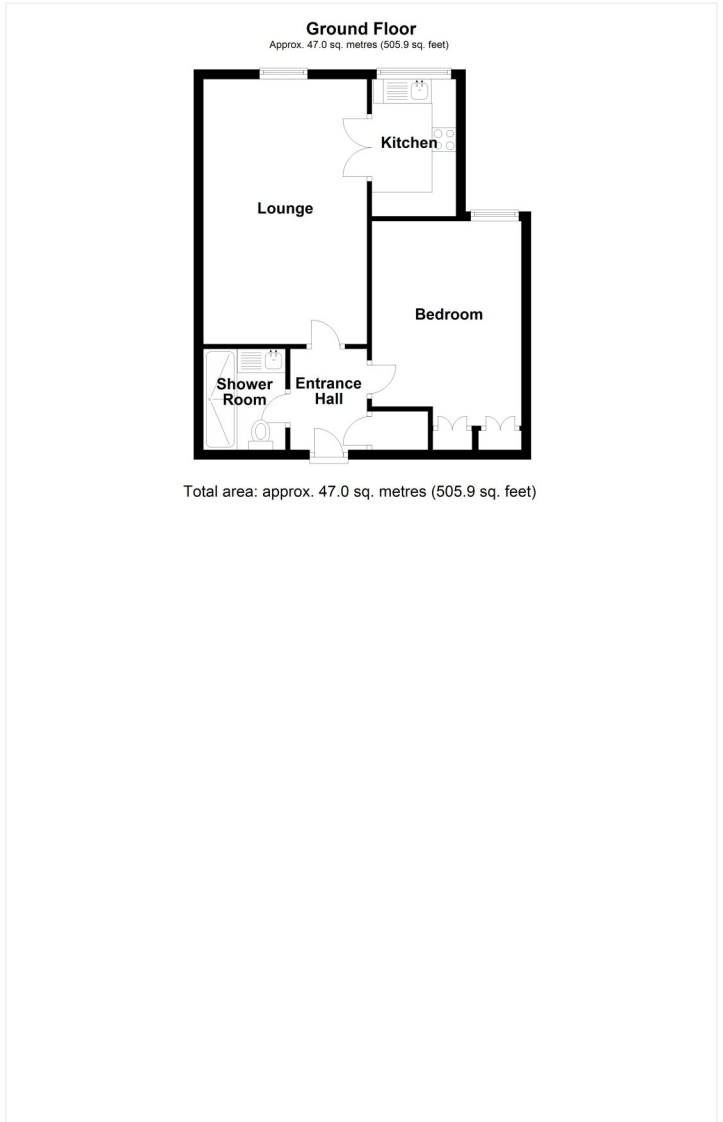
Kitchen - 8'11" x 6'1" (2.72m x 1.85m) Benefitting from a range of base and eye level units with bevelled edge worktop over, stainless steel sink, four ring hob with extractor hood over, electric oven, space for fridge freezer, space for separate fridge, power points, UPVC window to rear aspect, tiled splashbacks and coving to ceiling.

Bedroom - Having UPVC window to rear aspect, power points, built in wardrobes, telephone point and coving to ceiling.

Family Bathroom - Being fully tiled and benefitting from a three piece suite comprising double shower cubicle, low level w/c, hand wash basin with vanity unit, extractor fan and coving to ceiling.

Agents Note - Ground rent appr £425.00 per annum
Service charge app £3000 per annum
Lease 125 years from 2003

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



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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