

Eckfords Property Scene  
29, West Street, Bourne, Lincolnshire, PE10 9NB  
E: sales@eckfords.co.uk  
@: www.eckfords.co.uk  
T: 01778 426215

Eckfords



Flat 3 Granary Court, Birthorpe Road, Billingborough, Sleaford,  
Lincolnshire NG34 0QS

£73,000 -

### Property Summary

The lease commenced on 25th December 2005 for a term of 125 years. The current ground rent per year up until 2030 is £200 per year. £400 per year until 2055, £800 per year until 2080 and £1600 per year until 2105. In 2021 the charge for communal electric was approximately £80 and the charge for buildings insurance was £133. The current seller has told us that this has not increased, to date.

### Features

- First Floor Apartment
- Entrance Hall Way
- Lounge
- Modern Fitted Kitchen
- Double Bedroom
- Bathroom



## Room Descriptions

### First Floor

#### Entrance Hallway

2' 7" x 14' 9" (0.79m x 4.50m) Large built in airing cupboard.

#### Lounge

12' 1" x 14' 9" (3.68m x 4.50m) Wall mounted electric heater, south facing window.

#### Kitchen

Fitted wall mounted and floor standing cream fronted cupboards, complimentary dark fitted worktops, inset sink and drainer, free standing electric cooker, space for fridge and washing machine, wood effect flooring, south facing window.

#### Bedroom 1

9' 10" x 10' 9" (3.00m x 3.28m) Wall mounted electric heater, North facing window.

#### Bathroom

5' 6" x 7' 2" (1.68m x 2.18m) Panelled bath with mixer shower attachment, pedestal wash hand basin, low level WC, wooden effect flooring, North facing window.

### Externally

#### Car Parking

This property has the benefit of car parking facilities to the rear of the building. Please note the car parking spaces are not allocated.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 