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Flat 6 Granary Court, Birthorpe Road, Billingborough, Sleaford,  
Lincolnshire NG34 0QS

£77,500 - Leasehold

### Property Summary

The lease for this apartment 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 the communal electric was approximately £80 and the charge for buildings insurance was £133. The current seller has told us that there has been no increases to date.

### Features

- First Floor Apartment
- Entrance Hallway
- Lounge
- Double Bedroom
- Fitted Kitchen
- No Onward Chain
- Viewing Highly Recommended





## Room Descriptions

### Ground Floor

#### Accommodation

Front door opening to Entrance Hallway: Spacious area ideal for storage. Stairs leading to First floor landing: Electric storage heater, window to front.

#### Lounge

13' 7" x 12' 3" (4.14m x 3.73m) Wall mounted electric storage heater, TV point, airing cupboard housing hot water tank and immersion heater, TV point, window to side and front.

#### Kitchen

7' 10" x 12' 5" (2.39m x 3.78m) Fitted wall mounted and floor standing dark wood effect cupboards, complimentary fitted worktops and splash back tiling, inset polycarbonate sink and drainer with mixer taps, space for standard size cooker, space for fridge, breakfast bar with space under for high stools, wall mounted electric heater, window to front and side.

#### Bedroom 1

12' 2" x 9' 3" (3.71m x 2.82m) Wall mounted electric storage heater, window to rear.

#### Bathroom

Panelled bath with mixer shower attachment, low level WC, pedestal wash hand basin, complimentary splash back tiling, wall mounted electric heater.

### 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.

