



**Sharpes Court Boston Road, Sleaford NG34 7EZ**

**welcome to**

**Sharpes Court Boston Road, Sleaford**

Charming Grade II Listed first floor apartment in a sought-after Sleaford location. Offering a spacious lounge diner, kitchen, family bathroom and double bedrooms. Benefits include gated allocated parking and secure store. Ideal for first-time buyers. Not suitable for letting. NO ONWARD CHAIN.



**Lounge Diner**

There is a radiator and two windows to the side.

**Kitchen**

Fitted with a range of wall and base units with work surfacing over, sink, gas cooker, hob, plumbing for washing machine, vinyl flooring and radiator.

**Bedroom One**

There is a radiator and window to the side.

**Bedroom Two**

Having two wardrobes, radiator and window to the rear.

**Shower Room**

Fitted with a shower cubicle, wash hand basin, WC, vinyl flooring and radiator.

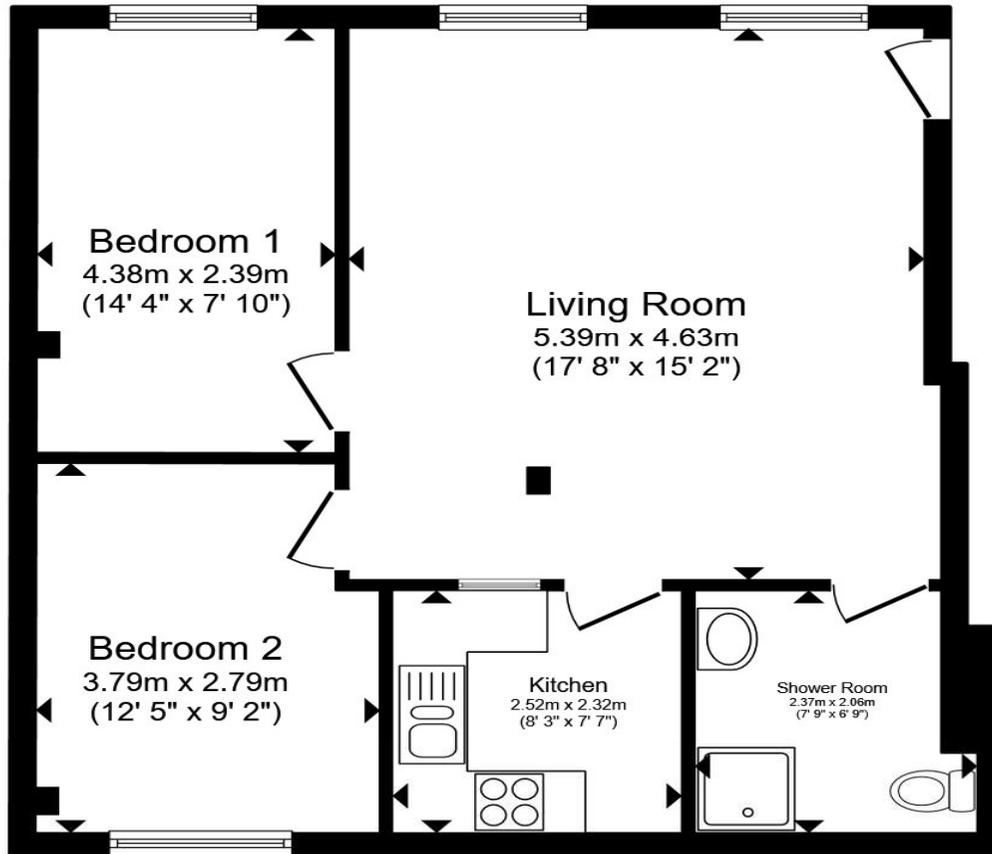
**Outside**

Allocated parking for one vehicle within a secure gated car park.



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## 1st Floor

Total floor area 57.0 m<sup>2</sup> (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Sharpes Court Boston Road, Sleaford

- Grade II Listed
- Allocated parking space
- Walking distance to Sleaford town centre and amenities
- Not suitable for Buy-to-Let investors
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 271.74

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Aug 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113165 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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