

Rosedale

18 GROSVENOR MEWS, BILLINGBOROUGH, NG34 0PT



£85,000

"Penthouse apartment in a popular village location"

- PENTHOUSE APARTMENT
- INTERNAL LIFT AS WELL AS STAIRS
- SECURITY ENTRANCE
- OPEN PLAN LIVING
- TWO BEDROOMS
- GATED ACCESS TO ALLOCATED PARKING
- WELL MAINTAINED THROUGHOUT
- POPULAR VILLAGE NORTH OF BOURNE
- IDEAL FIRST TIME BUYERS HOME
- EPC ENERGY RATING C - COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this delightful penthouse apartment within the village of Billingborough. This property offers a perfect blend of comfort and convenience. Spanning an inviting 560 square feet, this property was built in 2005 and has been designed to provide a warm and welcoming atmosphere.

Upon entering the ground-floor lobby, you have the choice of taking the private lift or the stairs. Once on the top floor, you enter the property to find a relaxing, spacious living room. The layout flows seamlessly into the well-appointed kitchen, which is perfect for preparing meals and entertaining.

This apartment features two cosy bedrooms, one double and one single. The bathroom is thoughtfully designed.

Set within secure, gated grounds, this property offers a peaceful retreat while still being within easy reach of local amenities and transport links. Whether you are looking to take your first steps on the property ladder or downsize, this apartment presents an excellent opportunity to enjoy a village lifestyle.

Do not miss the chance to make this charming property your own. Viewings are highly recommended to fully appreciate this opportunity.

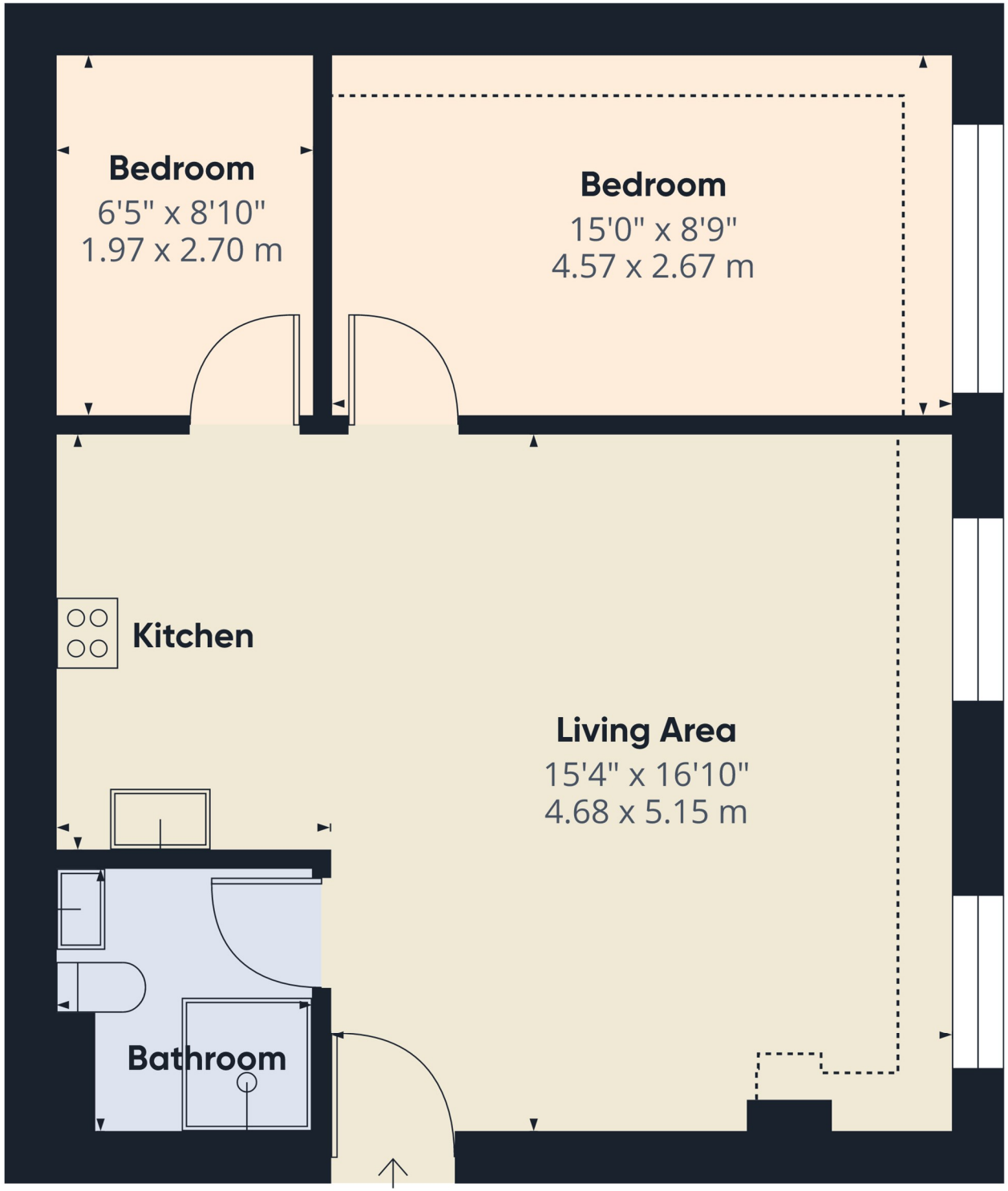
Agents Notes;
The vendor has informed us of the following charges;
Ground Rent; £50.00 per annum
Service Charge (includes maintenance of communal areas, buildings insurance and underfloor heating within the apartment); £200.00 per annum
Lease remaining is 995 years in 2005.

2 Bedrooms 1 Bathroom 1 Reception









W N S E

Rosedale

Approximate total area(1)

529 ft²

49.1 m²

Reduced headroom

60 ft²

5.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

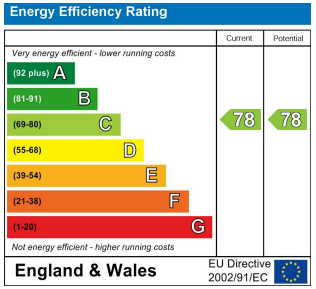
GIRAFFE360

SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.





Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



Rosedale