



3 Cromford Court, Grantham
Grantham

£110,000

DavidGrace





3 Cromford Court

Grantham, Grantham

Stylish, newly renovated 2-bed flat near Grantham centre. Modern fittings, open-plan living, parking, smart heating. Ideal for investors, commuters or first-time buyers.

Council Tax band: A

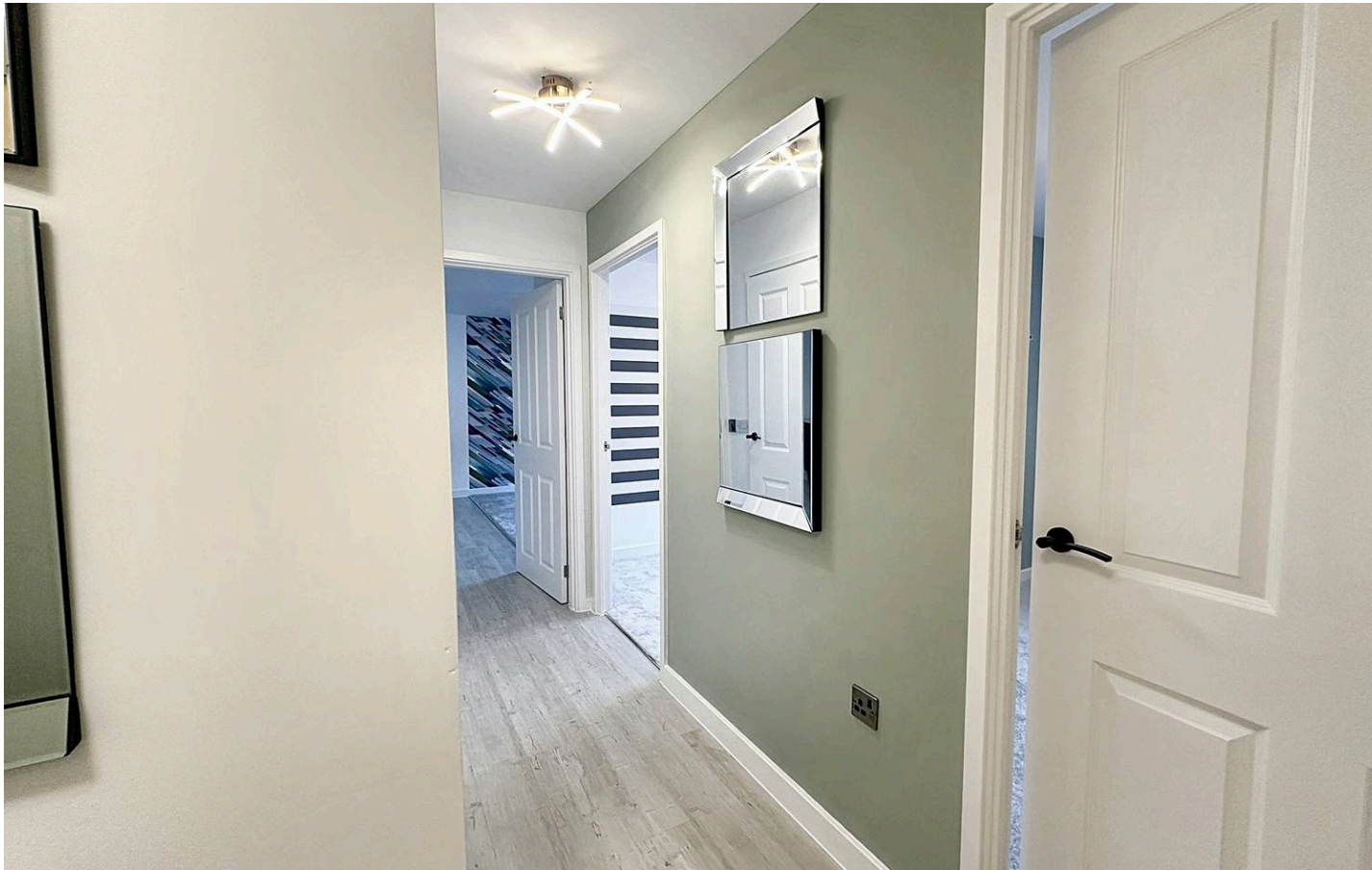
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Convenient Location Close to Grantham Town Centre and Train Station
- Recently Renovated to a High Standard
- Strong Rental Yield Potential for Investors - Over 9%
- Ground-Floor Location for Easy Access and Allocated Parking Space Included
- Modern Open-Plan Kitchen and Living Area
- New High-Quality Fittings and Fixtures
- Two Bedrooms - One Double and One Single/Office
- Contemporary Bathroom with Quality Fittings
- Smart Storage Heaters Controllable via Mobile Device
- EPC - C

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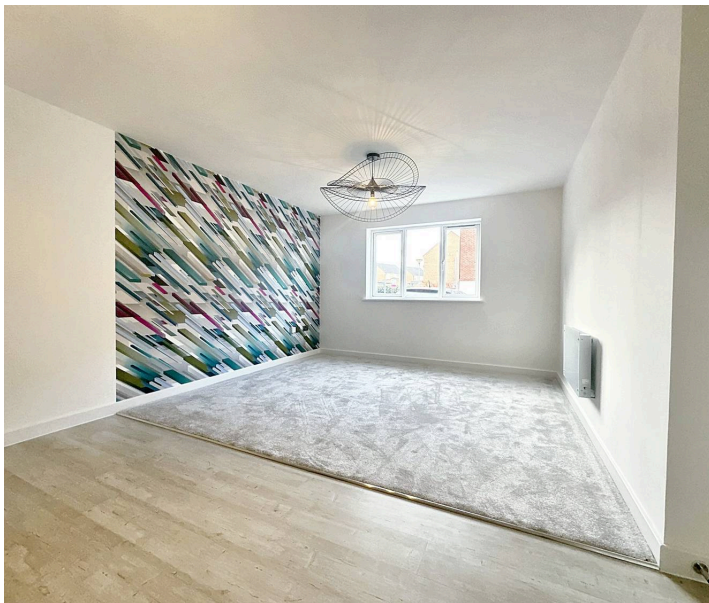
Hallway

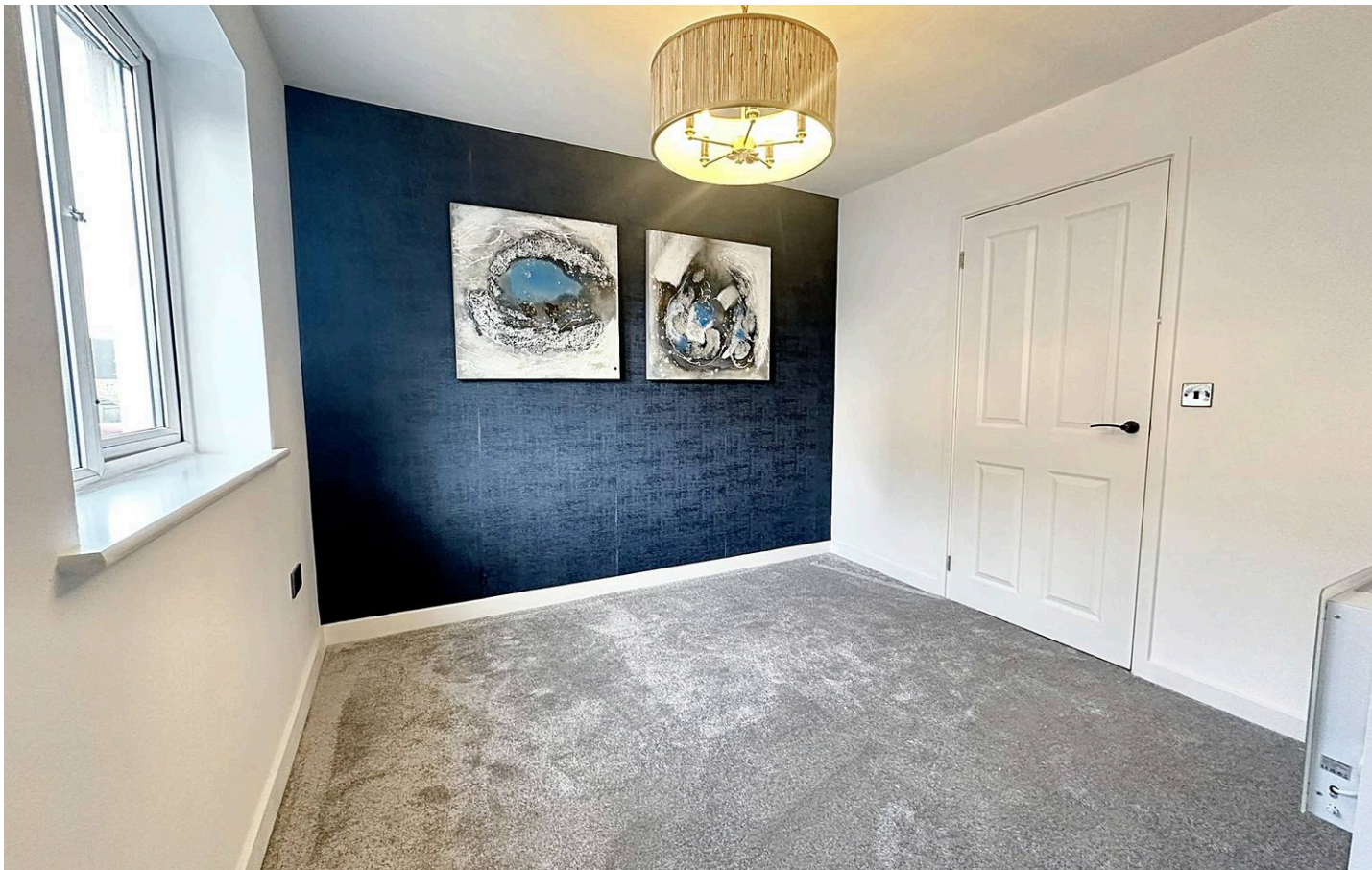
Open- Plan Living Space
17' 4" x 10' 4" (5.29m x 3.16m)

Bedroom 1
10' 8" x 9' 8" (3.25m x 2.94m)

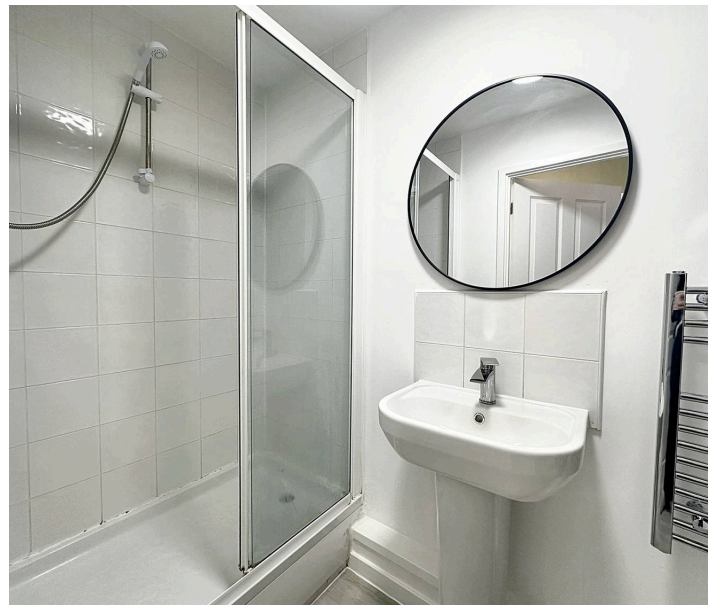
Bedroom 2
9' 8" x 8' 3" (2.94m x 2.52m)

Bathroom
9' 3" x 3' 11" (2.81m x 1.20m)





ALLOCATED PARKING

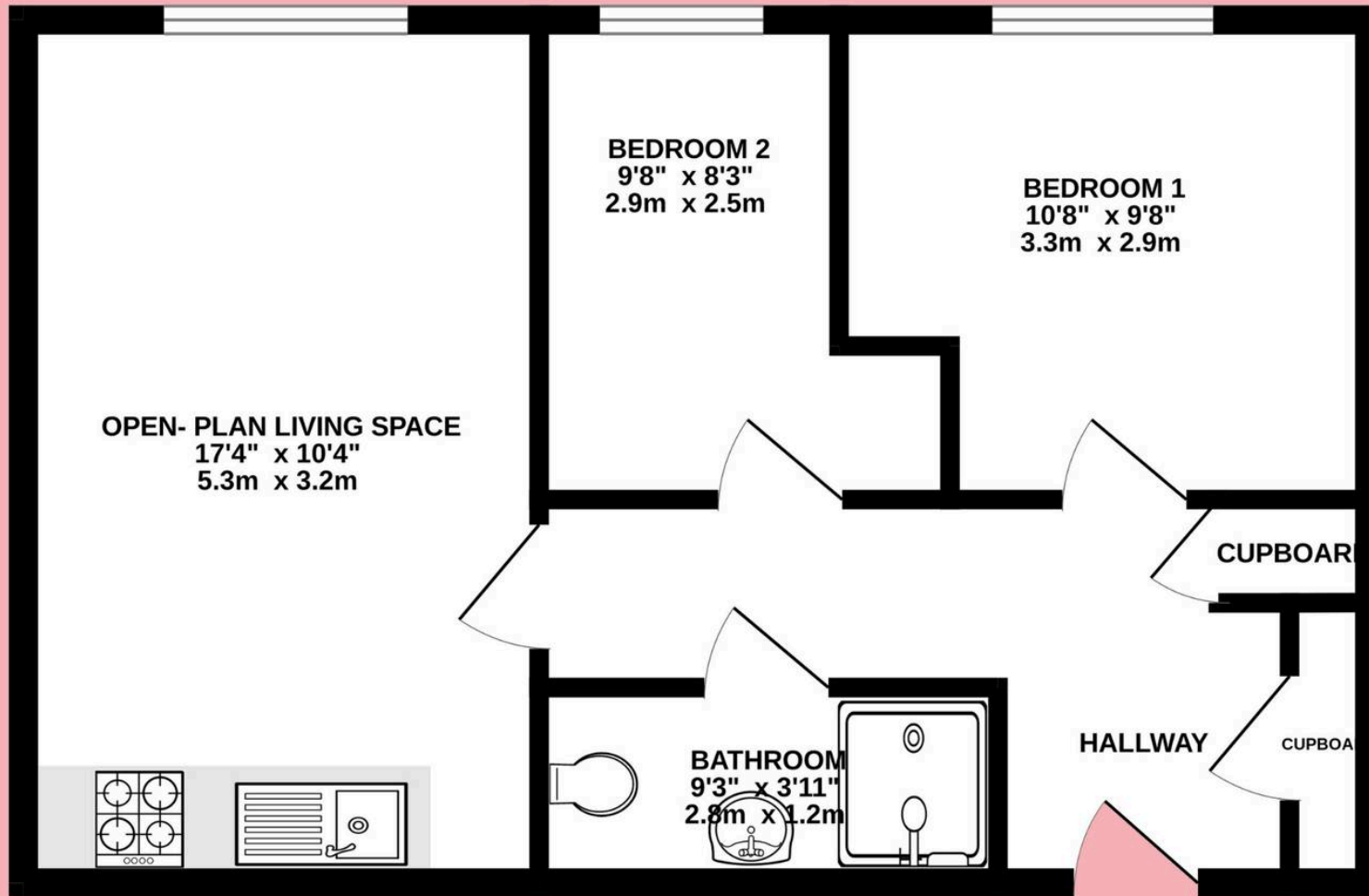


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Approx Internal area: 470 sq ft/ 43.6 m²

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A NEWTON FAMILY ESTATE AGENCY



David Grace Estate Agents

71 High Street, Grantham - NG31 6NR

01476 833833 • sell@davidgrace.co.uk • www.davidgrace.co.uk

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