





# Albion Place Grantham NG31 8BQ

for sale offers over  
**£225,000**



## Property Description

Connells are please to bring to the market this rare opportunity to purchase part of an investment portfolio of three flats. The flats are located in the centre of this thriving market town and are all offered on a freehold basis (1 deed including 3 titles). The flats are all currently tenanted and benefit from Gas Central Heating and all have a shared access from the road.

Grantham is an historic Market Town located on the A1 and has a railway station linking the town with London Kings Cross in just over one hour. The town boasts Grammar, Secondary and nursery schools, health and leisure facilities together with a variety of national and independent retail outlets.

Bedroom One - 11ft 10in x 8ft 0in Max

## Cellar

12' 10" x 12' 2" ( 3.91m x 3.71m )

Communal Storage cellar

## Flat A

Lounge - 12ft 11in x 11ft 11in excluding bay window

Kitchen - 11ft 1in x 6ft 1in

Bedroom One - 11ft 10in x 8ft 0in

## Flat B

Lounge - 11ft 9in x 10ft 8in

Kitchen - 10ft 8in x 6ft 1in

Bedroom One - 11ft 10in x 8ft 7in

## Flat C

Lounge + Kitchen - 14ft 3in x 6ft 1in open plan















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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