







### Property Description

#### INVESTOR BUYERS- Tenant in Situ

Connells are pleased to present this great opportunity to purchase this one bedroom flat in an ideal location in the centre of Grantham. The property comprises of a lounge with kitchenette, bathroom and a bedrooms. This property is in the town centre and has everything on the doorstep and the train station is only a five minute walk which means the property would be perfect for a first time buyer or investor. No chain here!

The market town of Grantham is a superbly located town set in the centre of a number of larger towns and cities.

Nottingham, Lincoln, Boston, Spalding, Peterborough, Stamford and Leicester are all approximately 30 miles away.

The mainline train station in the town centre takes you to London Kings Cross in only 58 minutes.

### Agents Notes

It is our understanding that the property is not yet registered at the Land Registry and that a draft lease will be created for the property. We understand that this will take place during the conveyance in preparation for the completion of sale and the leasehold registration at Land Registry. Your conveyancer will take the necessary steps to advise with regard to the creation of a lease and the potential timeframes involved.



## Entrance Hall

## Open Plan Lounge Kitchen

24' x 13' 5" ( 7.32m x 4.09m )

Kitchen:

A range of wall and base units with rolled edge work surfaces, stainless steel sink drainer with mixer tap, integrated oven hob and cooker hood.

## Bedroom

11' 2" x 8' 2" ( 3.40m x 2.49m )

## Bathroom

Bath with mixer tap and shower attachment, wash hand basin, low level WC.













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 any 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**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM308177](http://connells.co.uk/Property/GRM308177)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, 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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