



Connells

River View Maltings
Grantham



Property Description

Connells are pleased to offer to market this spacious duplex apartment is located within the Maltings, a Grade II Listed building within the market town of Grantham. The transformation of the building into luxury apartments has ensured each property has a wealth of space and individuality which you would expect in a high end conversion. The property also boast double glazing, electric heating system and 2 allocated parking spaces. This property is being sold with no onward chain, and viewing is considered essential to fully appreciate this rare opportunity.

Connells are pleased to offer to market this spacious duplex apartment is located within the Maltings, a Grade II Listed building within the market town of Grantham. The transformation of the building into luxury apartments has ensured each property has a wealth of space and individuality

EPC rating: D.

Council tax band: A,

Tenure: Leasehold,

Annual ground rent: TBC,

Annual service charge: TBC

Service charge description: TBC

Communal Entrance

External Landing

Open Plan Lounge/Kitchen

23' 4" x 10' 4" (7.11m x 3.15m)

Bedroom One

10' 1" x 12' 6" (3.07m x 3.81m)

Bedroom Two

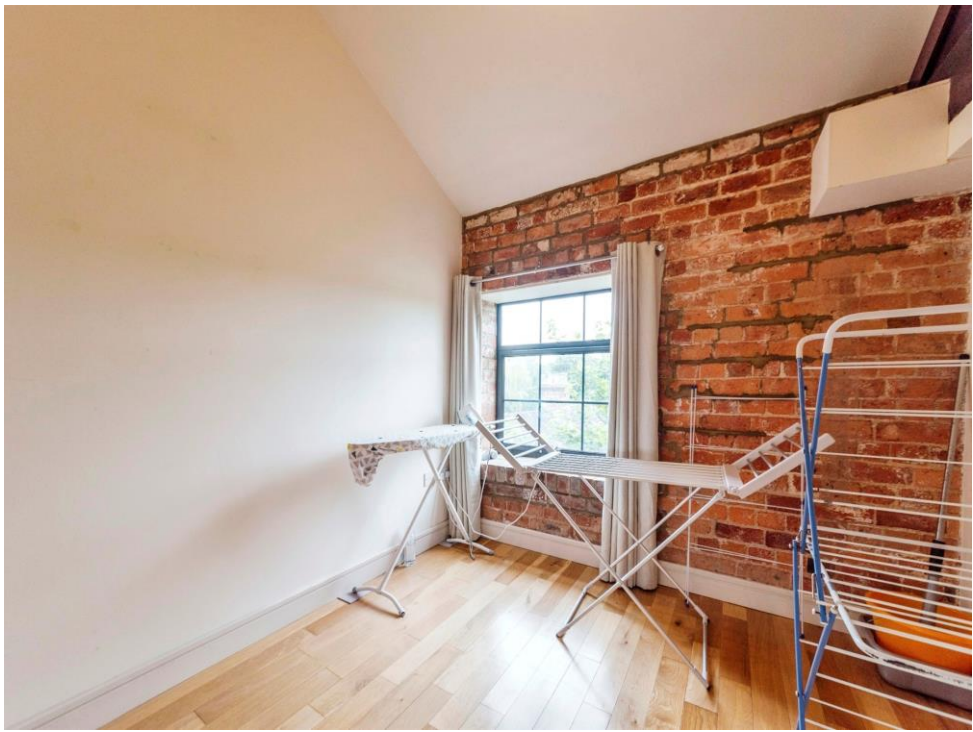
9' 8" x 9' 1" (2.95m x 2.77m)

Bathroom

Mezzanine Room / Bedroom Three

27' 4" max x 13' 11" max (8.33m max x 4.24m max)









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.focalagent.com

To view this property please contact Connells on

T 01476 590 050
E grantham@connells.co.uk

2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/GRM308416

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GRM308416 - 0002