







### Property Description

Connells are delighted to bring to the market this one bedroom flat situated within a two minute walk of Grantham town centre. Internally the property comprises of a Lounge, Kitchen, Dining Room, Bedroom. Externally the property comprises of a courtyard

#### Lounge

10' 11" x 9' 11" ( 3.33m x 3.02m )

#### Kitchen

10' 1" x 6' 4" ( 3.07m x 1.93m )

#### Bedroom 1

12' 10" x 10' 9" ( 3.91m x 3.28m )

#### Bathroom

5' 9" x 5' ( 1.75m x 1.52m )











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/GRM308610](https://connells.co.uk/Property/GRM308610)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jun 1990. 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.

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