



Connells

The Bowmont Queen Eleanor Avenue
Grantham



Property Description

The Colleys

A development of beautifully designed homes in an amazing location. Here you'll find a collection of new homes all built with the latest specifications and features. Set against stunning open countryside and on the outskirts of Grantham which is a town that offers excellent travel links, education and employment opportunities nearby. Whether you are taking your first steps onto the property ladder or looking to make your next move, The Colleys is the perfect place to start.

You are eligible to purchase a Home Reach property in England or Wales if ;

Your household income does not exceed £80,000 per annum for homes outside of London (£90,000 in London),

You have a deposit (at least 5% of the share value)

You are a first-time buyer or used or used to own a home, but cannot afford to buy outright now

The shared ownership property will be your principle and only home

You have passed a financial assessment, demonstrating you are financially able to purchase the minimum share value and support the monthly costs.

Please note Heylo housing will run a credit search on all purchasers as part of the application process.

Sample Shares

Price advertised represents 40% of the full market value of £379,995

50% share value £151,998

Monthly rent of £522

Estate charges fee of £105.20 PA

Ground Floor

Kitchen

12' 2" x 9' (3.71m x 2.74m)

Living Room

12' 9" x 11' 7" (3.89m x 3.53m)

Dining/Family Room

18' 9" x 12' 2" (5.71m x 3.71m)

Study

7' 9" x 7' 2" (2.36m x 2.18m)

First Floor

Master Bedroom

10' 10" x 10' 2" (3.30m x 3.10m)

Bedroom Two

9' 11" x 8' 11" (3.02m x 2.72m)

Bedroom Three

12' 8" x 8' 3" (3.86m x 2.51m)

Bedroom Four

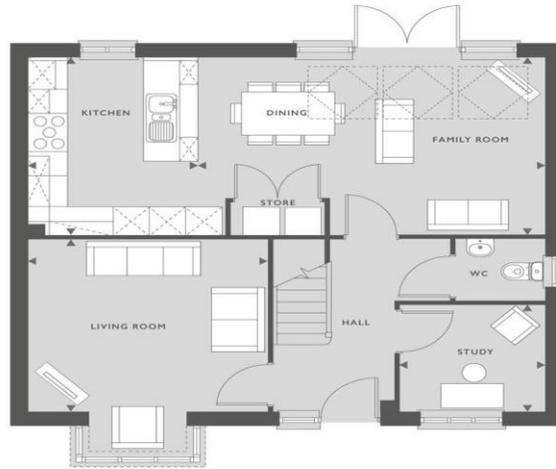
7' 2" x 6' 8" (2.18m x 2.03m)

Disclaimer

All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ



1262 SQFT
117.2 M²



GROUND FLOOR

KITCHEN	2.75M X 3.71M	9' X 12'2"
LIVING ROOM	3.88M X 3.52M	12'9" X 11'7"
DINING/FAMILY ROOM	5.71M X 3.7M	18'9" X 12'2"
STUDY	2.35M X 2.19M	7'9" X 7'2"



FIRST FLOOR

MASTER BEDROOM	3.29M X 3.1M	10'10" X 10'2"
BEDROOM 2	3.02M X 2.72M	9'11" X 8'11"
BEDROOM 3	3.86M X 2.52M	12'8" X 8'3"
BEDROOM 4	2.18M X 2.03M	7'2" X 6'8"



To view this property please contact Connells on

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2 Watergate
GRANTHAM NG31 6PR

EPC Rating:
Exempt

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/GRM308866](https://www.connells.co.uk/Property/GRM308866)

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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