



**Connells**

New Beacon Road  
Grantham





### Property Description

Connells are delighted to bring to the market this improved and well presented two bedroom first floor apartment. Ideal for first time buyers. Good size accommodation, upvc double glazed window, modern kitchen and bathroom. This property has off road parking, secure play area, close to local school, shops and transport links. Internally the property comprises of entrance porch, lounge / diner, kitchen, bathroom and two good sized bedrooms. Viewing are highly recommended. Call today for more details.



## Entrance Porch

With doors leading to the kitchen, lounge / diner.

## Lounge / Diner

17' x 10' 3" ( 5.18m x 3.12m )

With a window to the side, radiator, door leading to the hall.

## Kitchen

10' 5" x 9' 11" ( 3.17m x 3.02m )

With a window to the side. radiator, space for free standing appliances,

## Hall

With doors leading to the bathroom, two good sized bedrooms, lounge / diner, storage cupboard.

## Bedroom One

12' 11" x 10' 3" ( 3.94m x 3.12m )

With a window to the side, radiator.

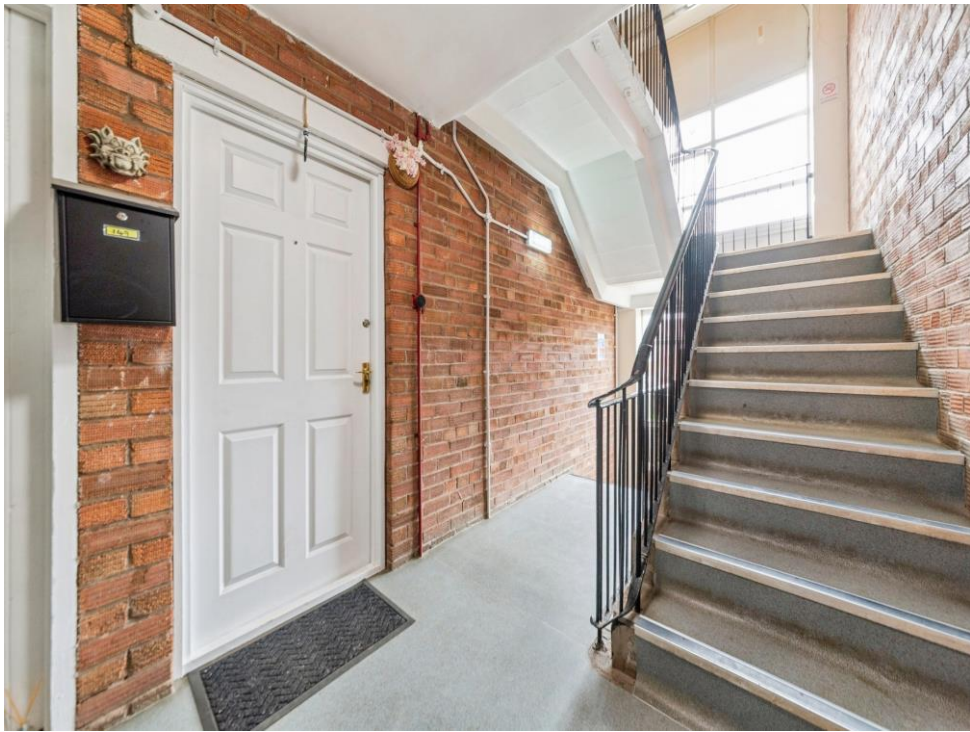
## Bedroom Two

10' 5" x 10' 5" ( 3.17m x 3.17m )

With a window to the side, radiator.

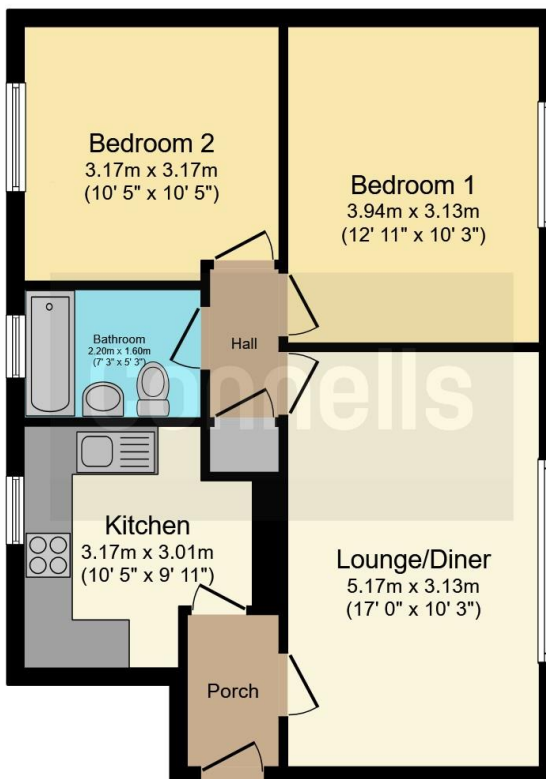












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM308888](http://connells.co.uk/Property/GRM308888)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Nov 1992. 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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