



**Connells**

Wilks Road  
Grantham



Property Description

Connells are delighted to bring to the market this very well presented two bedroom apartment situated in perfect walking distance of the train station & Grantham's town centre. This property consists of: Lounge/dining space, fitted kitchen, 2 bedrooms, ensuite to master, family bathroom & allocated parking space. The property is situated in a small block of only 3 apartments.

This property would be suitable for investment or a first home. Call Connells for more details and to book a viewing! 01476590050

Ground Floor

Communal Entrance

Communal entrance door leading into the communal hallway (servicing only 3 properties,) with stair case rising to the first floor.

Entrance Hall

Door leading through to the apartment entrance hall, access to a storage/ airing cupboard, radiator and wall mounted intercom system. uPVC double glazed window to the rear.

Open Plan Living/Dining Area

15' 1" x 12' 6" ( 4.60m x 3.81m )  
Having uPVC double glazed window to the front, radiator, open plan access leading

through to the kitchen.

Kitchen

10' 8" x 6' 2" ( 3.25m x 1.88m )  
Modern fitted kitchen, range wall and base units. Stainless steel sink unit. Built in electric oven and gas hob with extractor hood above. Integrated fridge-freezer and integrated washing machine.

Bedroom One

11' 8" x 8' 6" ( 3.56m x 2.59m )  
This double bedroom has a window to the front, radiator, built in wardrobe and access through to the en-suite.

En-Suite

Three piece suite comprising of shower cubicle, wash hand basin and low level WC. Part tiling to the walls, extractor fan, heated towel rail and spotlights to the ceiling.

Bedroom Two

11' 8" x 7' 3" ( 3.56m x 2.21m )  
This double bedroom has a window to the front and radiator.

Family Bathroom

Three piece white suite comprising of panel bath with shower attachment, pedestal wash hand basin and low level WC. Part tiling to the

walls, heated towel rail, and obscure window to the rear aspect.

## External

To the rear of the apartment block, there is one allocated parking space.





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:  
Awaited

Council Tax  
Band: A

Service Charge:  
1500.00

Ground Rent:  
130.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM309054](https://connells.co.uk/Property/GRM309054)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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.

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