



**Connells**

Haddon Road  
Grantham



### Property Description

Connells are delighted to bring to the market this two duplex apartment with parking and a garage. The property comprises of an Entrance Hall with stairs leading up to the Cloakroom, Kitchen/ Diner & lounge. The top floor has 2 Bedrooms & a Family Bathroom. Externally the property has a Driveway in front of the Single Garage.

This highly sought after location offers exceptional transportation links, with direct rail services to London King's Cross in just over an hour and also access to the A1 and A52. The property is also within minutes of Grantham's town centre which offers a wide range of local amenities such as shops, schools & restaurants. Early viewings are advised, please call 01476590050 for more information!

### Agents Note

For the purpose of shared ownership resales, we will require all potential purchasers to complete their initial Affordability Assessments by our appointed Mortgage Advisors 'Just Mortgages'

Please note, that the applicants are not obliged to take out a Mortgage via Just Mortgages, once the initial assessment has been completed, they can apply for a mortgage with any alternative Lender, if preferred,



## Ground Floor

Stairs leading to the first floor.

## First Floor

### Lounge

14' 3" x 13' 8" ( 4.34m x 4.17m )

### Kitchen / Diner

13' 6" x 7' 6" ( 4.11m x 2.29m )

### W.C

## Second Floor

### Bedroom One

16' 5" x 14' 3" ( 5.00m x 4.34m )

### Bedroom Two

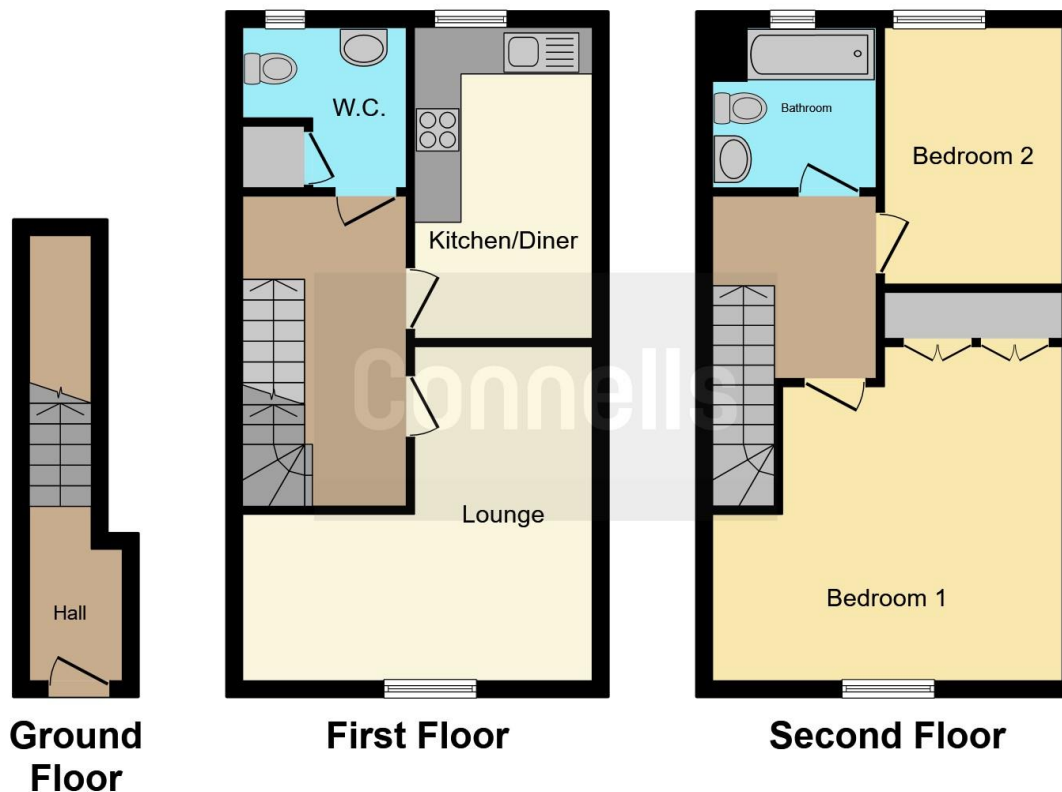
10' 10" x 7' 6" ( 3.30m x 2.29m )

### Bathroom









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

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: C Council Tax Band: A

Service Charge: 1506.12

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM309059](http://connells.co.uk/Property/GRM309059)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. 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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