



Connells

Arlington Gardens
Grantham



Property Description

65 % SHARED OWNERSHIP

Connells are delighted to bring to the market this well presented two-bedroom property with a driveway in a Sought-After Location is not to be missed!

This property comprises of a welcoming entrance hall, a spacious lounge. To the rear is a good size modern kitchen / diner, a practical layout with fitted units, and room for a dining table. A convenient ground-floor WC completes this level.

Upstairs, offers two double bedrooms. The master bedroom sits to the front of the property, whilst the second bedroom sits to the rear. The family bathroom completes the first floor.

Externally, To the front of the property there is a shared driveway for one car. To the rear there is a enclosed garden mainly laid to lawn with a small patio area.

Early viewing is highly recommended to appreciate all that it has to offer.

Ground Floor

Entrance Hall

With a door leading to the lounge, stairs

leading to the first floor, radiator, wood laminate flooring.

Lounge

With a double glazed window to the front, radiator, understairs cupboard, wood laminate flooring.

Downstairs W.C

With wood laminate flooring, wash hand basin, w.c, radiator.

Kitchen / Diner

With two double glazed windows to the rear, double glazed door leading to the rear garden, range of wall and base units, gas hob with extractor fan above, electric oven, space for washing machine.

First Floor

Landing

With doors leading to two double bedrooms and the bathroom.

Bedroom One

Double bedroom, two double glazed windows to the front, radiator, carpet., storage cupboard.

Bedroom Two

Double bedroom, double glazed window to the rear, radiator, carpet.

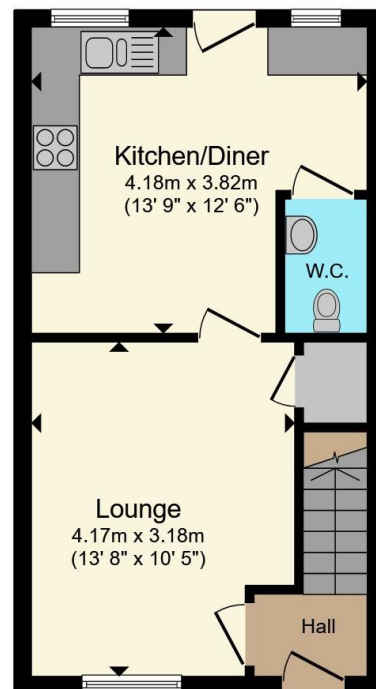
Bathroom

With lino flooring, radiator, w.c, wash hand basin, bath with shower over.

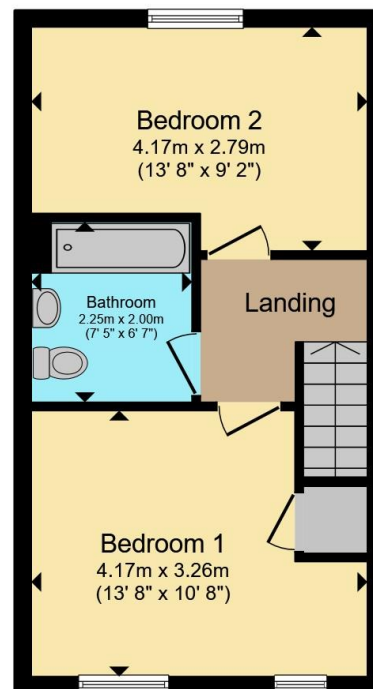








Ground Floor



First Floor

Total floor area 67.6 m² (728 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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2 Watergate
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EPC Rating: B Council Tax
Band: A

Service Charge: 21.75 Ground Rent:
2000.76

Tenure: Leasehold

view this property online connells.co.uk/Property/GRM309295

This is a Leasehold property with details as follows; Term of Lease 99 years from 14 Apr 2020. 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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