





Property Description

INVESTOR BUYERS- Tenant in Situ currently achieving £600PCM

Connells are pleased to present this great opportunity to purchase this recently modernised first floor two bedroom flat in an ideal location in the centre of Grantham. The property comprises of a lounge, kitchen/diner, bathroom and two double bedrooms. This listed building is in the town centre and has everything on the doorstep and the train station is only a five minute walk which means the property would be perfect for a first time buyer or investor. No chain here!

The market town of Grantham is a superbly located town set in the centre of a number of larger towns and cities.

Nottingham, Lincoln, Boston, Spalding, Peterborough, Stamford and Leicester are all approximately 30 miles away.

The mainline train station in the town centre takes you to London Kings Cross in only 58 minutes.

INVESTOR BUYERS - TENANT IN SITU CURRENTLY ACHIEVING £600PCM

A great opportunity to purchase a modern, first floor, TWO BEDROOM flat has arisen in an ideal location in the CENTRE OF GRANTHAM. The property comprises of and kitchen/diner, modern fitted kitchen, bathroom and two double bedrooms.

Lounge

11' 9" x 11' 4" (3.58m x 3.45m)

The lounge comprises of two double glazed windows both the side elevation, allowing plenty of natural light in, a wall mounted radiator and has newly fitted laminate flooring.

Kitchen / Diner

13' 6" x 11' (4.11m x 3.35m)

The kitchen comprises of a double glazed window to the side elevation, a newly fitted kitchen with both wall and base units, work surfaces, one bowl sink, electric hob, electric oven and newly fitted wooden laminate flooring.

Bedroom One

15' 1" x 7' 7" (4.60m x 2.31m)

Bedroom one is a good size double and comprises of a double glazed window to the front elevation, a wall mounted radiator and has newly fitted wooden laminate flooring.

Bedroom Two

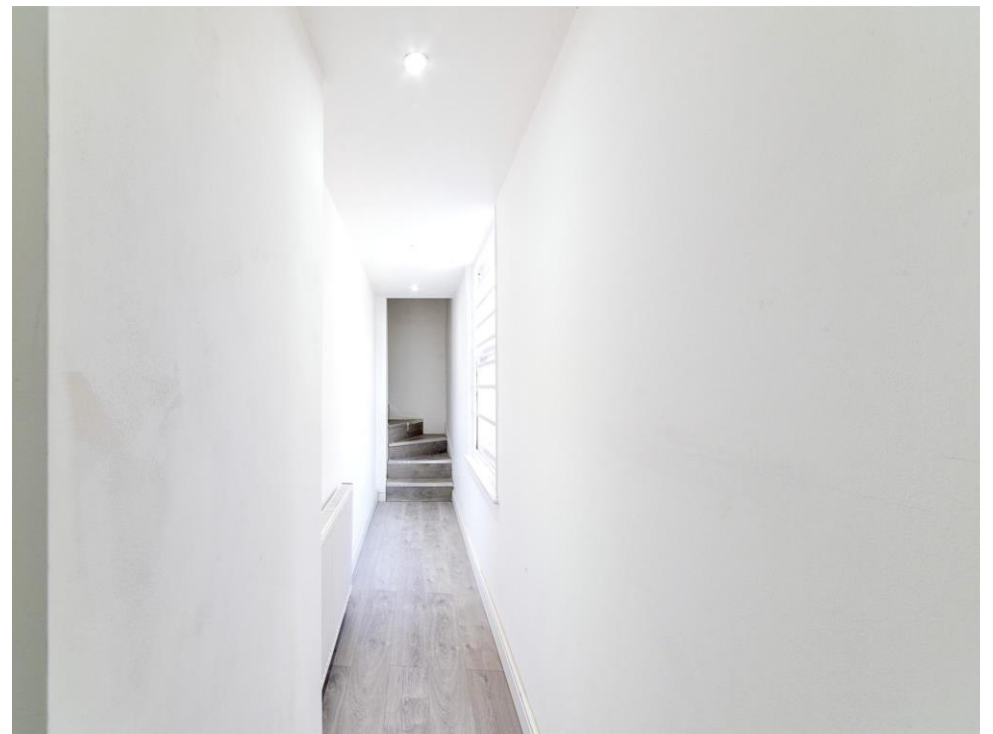
15' 5" x 9' 9" (4.70m x 2.97m)

Bedroom two is a good size double and comprises of a double glazed window to the front elevation, a wall mounted radiator and has newly fitted wooden laminate flooring.

Bathroom

The bathroom comprises of a double glazed window to the side elevation, a newly fitted bathroom suite with a WC, wash hand basin, vanity unit, a bath with shower over, a heated towel rail and is fully tiled.

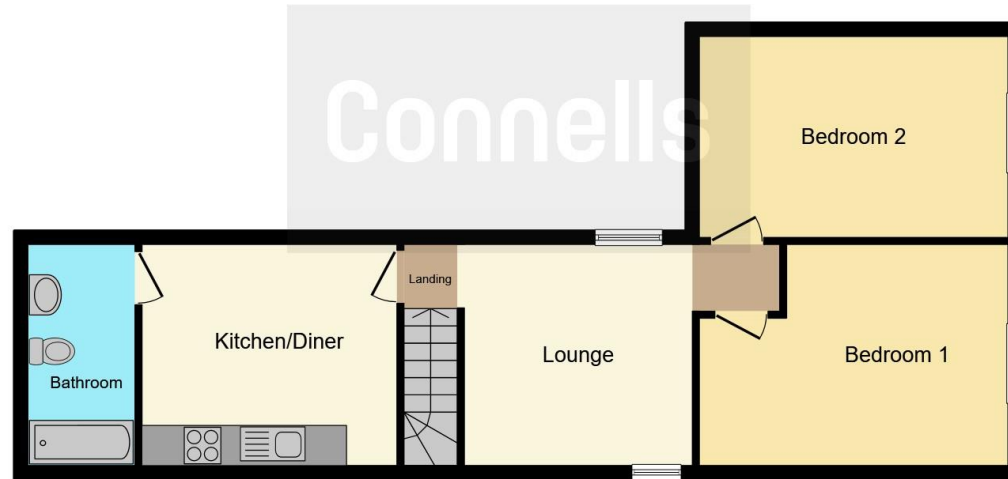








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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GRANTHAM NG31 6PR

EPC Rating: G

Tenure: Leasehold

view this property online connells.co.uk/Property/GRM307182

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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