



Hathersage Close, Grantham NG31 7GP

welcome to

Hathersage Close, Grantham

MODERN APARTMENT Perfect for the first time buyers/ potential investors! Located on a popular modern estate, set on the outskirts of Grantham town centre and within walking distance to Grantham train station.



Entrance Hall

Entered via a front door with a radiator, telephone point, telecom system, storage cupboard with linen and access into the lounge/ diner.

Lounge/ Diner

14' 4" plus recess x 11' 3" (4.37m plus recess x 3.43m)

The lounge/ diner has a uPVC double glazed window and Juliet balcony with a radiator, tv point and opens into the kitchen.

Kitchen

7' 9" x 7' 6" (2.36m x 2.29m)

The kitchen has a uPVC double glazed window, fitted with white high gloss low and eye level units and drawers with a roll edge work surface above, inset stainless steel sink and drainer. Electric oven with gas hob and extractor hood above, space for further appliances and access to the wall mounted gas boiler.

Bedroom One

17' 4" x 8' 5" (5.28m x 2.57m)

This double bedroom offers a uPVC double glazed window and radiator.

Bedroom Two

11' 11" x 5' 11" (3.63m x 1.80m)

Bedroom two has a uPVC double glazed window and a radiator.

Family Bathroom

The family bathroom is fitted with a three piece white suite comprising a bath with shower above and tiled splashbacks, wash hand basin and wc, radiator, extractor fan and a shaving point.

External Description

The property benefits from having one allocated parking space.

Agents Notes:

Council Tax Band A

PLEASE NOTE: We have been advised of these charges by the current owner and are accurate at the point of the property coming to the market.

Annual Ground Rent: £500.00

Annual Service Charge: £1200.00

Years Left on the Lease: 112 years



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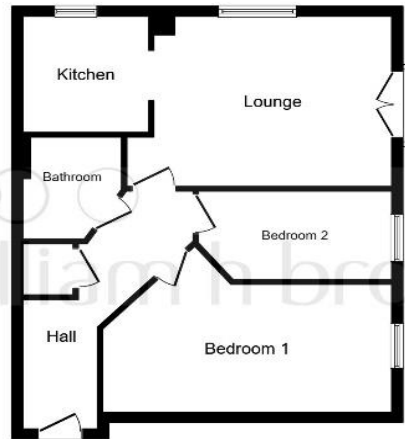


welcome to

Hathersage Close, Grantham

- Modern first floor apartment
- Two bedrooms
- Lounge/ diner and kitchen
- Family bathroom
- Allocated parking space
- Popular location
- Walking distance to the town centre
- Perfect for FTB/ Investors

Tenure: Leasehold EPC Rating: C



Floor Plan

£85,000

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).
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Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
GST109161 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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