



Hudson Way, Grantham NG31 7BX

welcome to

Hudson Way, Grantham

GUIDE PRICE £100,000 - £110,000 *ATTENTION INVESTORS/ FIRST TIME BUYERS* NO ONWARD CHAIN - Two double bedroom ground floor apartment with off road parking. French doors to the balcony lead from the open plan lounge and dining kitchen. Viewing Recommended



Communal Entrance

Secure entrance into the communal area, with stairs rising to the apartments.

Entrance

Entering the property into the hallway with wall mounted intercom system, storage cupboard, cupboard housing boiler and electric storage heater.

Lounge Area

13' 4" min x 13' 2" (4.06m min x 4.01m)
With uPVC double glazed French doors to the balcony and electric storage heater.

Dining Kitchen

Modern fitted kitchen boasting a range of wall and base units with work surfaces over. Inset one and a half stainless steel sink unit with single drainer and mixer tap. Integrated electric oven and hob with extractor hood above. Space and plumbing for washing machine, space for fridge freezer, laminate flooring and uPVC double glazed window.

Master Bedroom

11' 6" min x 9' 3" (3.51m min x 2.82m)
This double bedroom has French doors opening to the balcony, laminate flooring, built in wardrobes and storage heater.

Bedroom Two

10' 6" min x 10' 1" (3.20m min x 3.07m)
This double bedroom has a window to the side aspect, laminate flooring and storage heater.

Bathroom

Three piece white suite comprising of panel bath with shower over, pedestal wash and basin and low level WC. Part tiling to the walls and extractor fan.

Agents Notes:

Please note the property is leasehold.

Length of lease - 999 years from 22-02-2002

Approx. Service charge: £2000 per annum

Approx. Ground rent: £155 per annum



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welcome to

Hudson Way, Grantham

- ON ONWARD CHAIN
- Two Double Bedrooms with Fitted Wardrobes to the Master
- Situated on the Ground Floor
- Modern Kitchen and Bathroom Suite
- Off Road Parking for One Car

Tenure: Leasehold EPC Rating: C

guide price

£100,000 - £110,000



The floor plan is for information purposes only and is not drawn to scale. Measurements, fixtures, fittings and appliances are approximate. They should not be relied upon for any purpose and do not form part of the contract. No liability is accepted for any error or omission. All professional fees for third party enquiries.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Feb 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
GST111246 - 0006

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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