



Warmington Avenue, Grantham NG31 7NU



welcome to

Warmington Avenue, Grantham

GUIDE PRICE £100,000 - £115,000 - *Ground Floor Apartment* Two bedroom ground floor modern apartment, boasting a spacious dining kitchen, lounge, master bedroom with en suite, family bathroom and allocated parking. Perfect for first time buyers, investors or home movers wanting to down size.



Entrance Hall

Entering through a fire door into the main communal area, there is a door leading to the ground floor flat into the entrance hall. Entering through a wooden fire door into the entrance hall. There is carpets to the flooring storage cupboard airing cupboard which houses the immersion tank and doors leading to all bedrooms, bathroom, living room and kitchen.

Lounge

13' 9" x 12' 6" (4.19m x 3.81m)

Facing the front aspect with carpets to the flooring and a panel heater.

Kitchen

Irregular Shaped Room x (x)

Facing the front aspect with a range of wooden effect units to both the floor and eyelevel with grey speckled worktops over tiled splashback. The kitchen benefits from an electric hob and oven sink with mixer tap. Vinyl flooring and panel heater

Master Bedroom

12' to wardrobe x 9' 6" max (3.66m to wardrobe x 2.90m max)

with two built-in double wardrobes, carpets and panel heater and door leading into the ensuite shower room

En Suite Shower Room

Facing the rear aspect with a shower cubicle, pedestal sink, low-level WC and extractor fan. There is vinyl flooring and tiles to the walls partially and an electric panel heater

Bedroom Two

Irregular Shaped Room 12' 3" maximum x 9' 8" (3.73m maximum x 2.95m)

With two windows facing the front aspect, carpets and panel heater.

Family Bathroom

Irregular Shaped Room 7' 1" x 5' 9" max (2.16m x 1.75m)

Facing the rear aspect, with a three piece suite to include bath, pedestal sink and low-level WC. There is a shower hose off the taps vinyl flooring and decorative tiles to the walls partially.

General Description Outside

With an allocated numbered parking space for one vehicle.

Agents Note:

Ground Rent Charges (per 6 months) - £135

Services Charges (per 6 months) - £823.96



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Warmington Avenue, Grantham

- GROUND FLOOR APARTMENT
- MASTER BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- IDEAL FIRST TIME PURCHASE OR INVESTMENT

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000 - £115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112149 - 0008

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