



Cromford Court, Grantham NG31 7FD

welcome to

Cromford Court, Grantham

PUBLIC NOTICE - 3 Cromford Court, Grantham, NG31 7FD - We are acting in the sale of the above property and have received an offer of £73,500 - Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC 'C'



Entrance

Entering the communal door, this apartment is situated on the ground floor. Through a doorway straight ahead leads you to the apartments on the ground floor.

Entrance Hall

Brown carpeted floor leading to all rooms in the apartment, With two storage cupboards and a storage heater.

Open Plan Lounge/Kitchen

14' 4" x 17' 3" max (4.37m x 5.26m max)

Open plan room with a window to rear aspect, wooden effect flooring,

The kitchen area comprises of wooden effect units to the lower level with white painted units above and grey work tops, stainless steel sink with drainer and mixer tap. Built in oven, hob, and extractor fan with space for appliances.

The lounge area features wooden effect laminate flooring, a radiator and storage heater.

Bedroom One

10' 6" x 9' 6" max (3.20m x 2.90m max)

This L-shpaed room has a window to the rear aspect, and carpet.

Bedroom Two

6' x 9' 6" (1.83m x 2.90m)

With a window to rear aspect and carpet.

Shower Room

9' 1" x 3' 9" max (2.77m x 1.14m max)

Comprising of a shower with sliding door and white tiled wall surrounding, pedestal sink, low level WC, electric hand towel, radiator, wooden effect flooring and ventilation fan.

General Description Outside

Having an allocated parking space to the rear.

Agents Note:

Leasehold Property - charges applicable

Current Ground Rent - £240 Per Annum



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Cromford Court, Grantham

- GROUND FLOOR FLAT
- Open Plan Living Accommodation
- Two Bedrooms
- Allocated Parking Space
- Good Location for Commuting

Tenure: Leasehold EPC Rating: C

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.

£75,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST112587](https://www.williamhbrown.co.uk/Property/GST112587)



Property Ref:
GST112587 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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