



**Arnoldfield Court, Gonerby Road, Gonerby Hill Foot, Grantham
NG31 8GL**

welcome to

Arnoldfield Court, Gonerby Road, Gonerby Hill Foot, Grantham

William H Brown are pleased to bring to the market this beautiful presented spacious two bedroom ground floor apartment located in the very popular retirement complex of Arnoldfield Court for the over 60's. This apartment sits in a lovely position in the corner overlooking the communal gardens.



Entrance Hall

Entering through a part glazed door, with understairs storage cupboard, carpeted flooring and storage heater.

Lounge

11' 9" x 18' 6" (3.58m x 5.64m)

With french doors leading out to the gardens, and a further window to the rear, carpeted flooring, storage heaters and feature electric fireplace, and coving to the ceiling.

Kitchen

7' 7" x 11' 5" (2.31m x 3.48m)

With window to the front aspect, part tiled wall, having a range of wooden units top to bottom with work tops over, stainless steel sink and drainer to one side, free standing space for a cooker.

Inner Hall

This spacious inner hallway gives access off to all other rooms, With a large airing cupboard housing the water tank and further shelving space. Storage heater and carpeted flooring.

Bedroom One

12' 8" x 12' 3" (3.86m x 3.73m)

This good size double bedroom has a window overlooking the gardens to the rear, with a storage heater underneath, coving to the ceiling, carpeted flooring and fitted wardrobes.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

Another good size bedroom with window to the side aspect over looking the gardens, coving to the ceiling, storage heater to one wall and carpeted flooring.

Wet Room

Wet room with a shower fitment to one wall, low level wc and pedestal wash hand basin and obscure window to the side.

Externally

To both the side and rear of this apartment there are lovely lawned gardens which are easy on the eye, the property is situated in a lovely peaceful area of the complex in the corner, with a patio area, and beautiful out look with lots of greenery.

Agents Notes

This property is offered on a leasehold basis, and is part of a retirement housing complex consisting of 45 apartments and bungalows. Built in 1989. Sizes and includes mobility and wheelchair standard properties. Resident management staff and Careline alarm service

Communal Lounge, Laundry, Garden, and parking facilities

The housing association site advises of the following.

Distances: bus stop 100 yards; shop 440 yards; post office 440 yards; town centre 1 mile(s); GP 4 mile(s); social centre 2 mile(s).

Regular Social activities include: coffee mornings, games. New residents accepted from 60 years of age.

Housing Authority: South Kesteven

Social Care Authority: Lincolnshire



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welcome to

Arnoldfield Court Gonerby Road, Gonerby Hill Foot Grantham

- SPACIOUS GROUND FLOOR RETIREMENT APARTMENT
- TWO GOOD SIZE BEDROOMS
- LOVELY SIZE LOUNGE/ DINING AREA
- FRENCH DOORS TO THE GARDEN
- LANDSCAPED COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112210 - 0003

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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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