

Bolsover Road, Grantham NG31 7FS

welcome to

Bolsover Road, Grantham

GUIDE PRICE £90,000 - £95,000 - FIRST FLOOR APARTMENT located in a popular area on the outskirts of Grantham, allocated parking space, close to some amenities and short walk to the train station. Perfect for a First Time Buyer or looking to commute. Viewing is Essential.













Entrance

Communal entrance door into the entrance with staircase to the first floor.

Hallway, with two doors leading to two large storage cupboards.

Lounge/Kitchen

17' 5" x 11' 6" (5.31m x 3.51m)

This living room with attached kitchen area has laminate flooring, radiator and French doors leading out to a Juliet balcony.

Kitchen Space

Having a range of units to both the floor and eyelevel, having built-in electric oven, and extractor hood above. Stainless steel sink unit with a single drainer and a mixer tap over. Dark coloured worktops and space for fridge freezer.

Bedroom One

 9° 8" x 8° 6" min, Excl wardrobes ($2.95 \text{m} \times 2.59 \text{m}$ min, Excl wardrobes)

With a window to the front aspect, built-in wardrobes and a radiator.

Bedroom Two

9' 11" x 6' extending to 8' 2" ($3.02m \times 1.83m$ extending to 2.49m)

With a window to the front aspect and a radiator.

Bathroom

With a shower cubicle and showerhead, pedestal wash hand basin, low level WC. Tiled splashback and tiled flooring.

General Description Outside

The property has one allocated car space and there is also a communal bin store.

Agents Note:

There are Leasehold charges in relation to this property.
Further details contact the branch to discuss

Ground Rent - £240 - P annum Service Charges - £91.08 - P mth





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Bolsover Road, Grantham

- First Floor Apartment
- Presentable Throughout
- Two Bedrooms
- Close to Local Amenities
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1092.96

Ground Rent: 240.00

This is a Leasehold property with details as follows; Term of Lease 150 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

£90,000 - £95,000





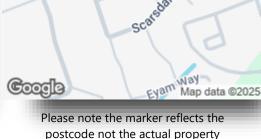


Bedroom 2

Balcony

Kitchen/Living Room





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Bedroom 1

view this property online williamhbrown.co.uk/Property/GST113230



Property Ref: GST113230 - 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 quidance 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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