

Pigott & Hall

RESIDENTIAL

FOR SALE BY PRIVATE TREATY

1 Bedroom Ground Floor Flat
19 Scarsdale Way, Grantham, NG31 7FY



****INVESTMENT BUYERS ONLY**** Modern, one bed, ground floor flat built of brick and with accommodation comprising hallway, combined living room and kitchen, 1 bedroom and shower room. Currently let on an Assured Shorthold Tenancy at £5460 p.a. and being sold with tenant in situ (details of tenancy available on request from Agent). Benefitting a C EPC rating, UPVC double glazing, electric heating and allocated parking space to the rear, the **LEASEHOLD** flat always lets well is sold with no upwards chain.

PRICE: £72,000

Residential and Commercial Sales, Property Management and Lettings

38 Westgate Grantham Lincolnshire NG31 6LY

Tel: 01476 592550 Fax: 01476 592386

www.pigottandhall.com Enquiries@pigottandhall.com

Partners: Timothy A. Hall MARLA MNAEA, Carole V. Pigott

VAT No. 890 6810 02



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GRANTHAM: Is an increasingly popular Market town with a growing population of around 35,000 and shopping population estimated at between 70,000 and 80,000. There are excellent road and rail connections with the town being at the junction of the A1 and A52 trunk roads and within easy reach of major centres in the area including Nottingham, Leicester and Peterborough, all within 40 miles radius. London is approximately 65 minutes away by high-speed train from Grantham railway station.

A C C O M M O D A T I O N:

Approached from the road side through the main entrance and shared hallway to the flat's front door and into the:

HALLWAY:

with solid wooden fire door, Dimplex storage heater, smoke detector and fire doors to:

LIVING ROOM/KITCHEN:

4.53m (14'10") max. x 3.45m (11'03") max.

with range of fitted floor and wall units, work surface, sink and drainer, water heater, built in hob and oven, hob extractor above the oven, UPVC double glazed window, smoke detector and built in storage cupboard.



BEDROOM:

3.63m (11'10") max. x 2.55m (8'04") max.

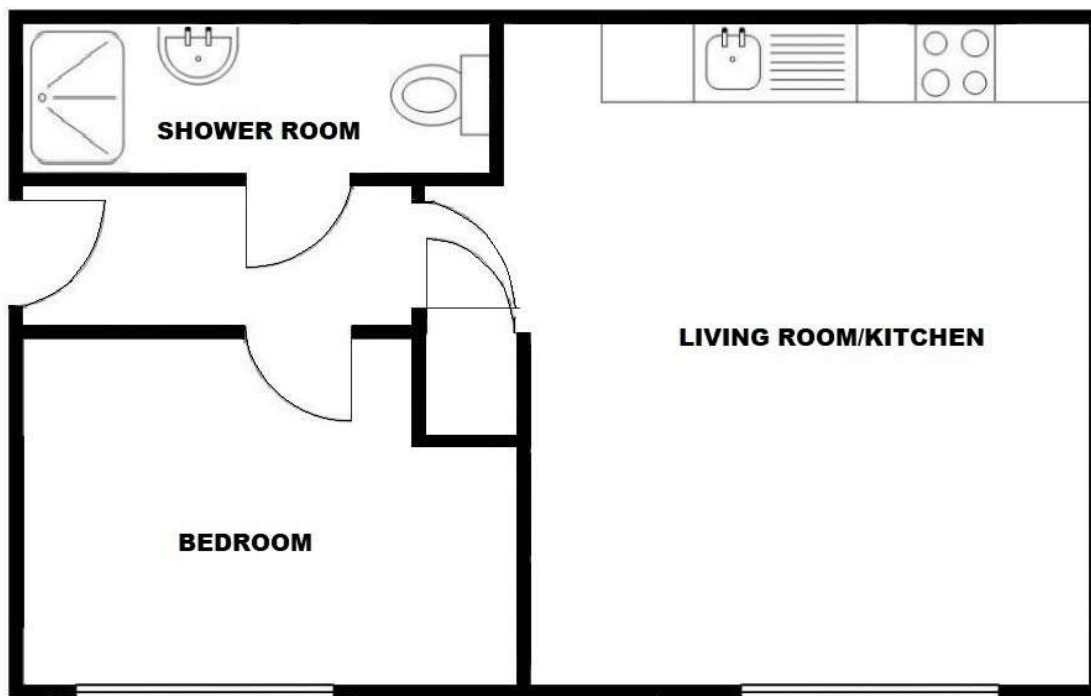
with electric storage heater and UPVC double glazed window.



SHOWER ROOM:

with heated towel rail, close couple w.c., shower cubicle with electric shower and pedestal sink.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

PHOTOS: As the property is tenanted, it is inappropriate to show photos with the tenant's items in view. Except for the front and rear, the photos used are old photos taken prior to the property being let in 2020 and are for indication purposes only.

TENURE:

The Property is sold Leasehold. The Annual Service charge for 2025 was £1050.57. The ground rent is £170 per annum. The lease term is 150 years (less one day) from 1 January 2006.

SERVICES: There is no gas to the property. Mains drainage and sewer connected, The fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. where present central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers must make their own enquiries & testing. There may be reconnection charges for services.

COUNCIL TAX: Band A.

EPC RATING: C78

BROADBAND: Suggested speeds available on the Ofcom Broadband checker in this area - <https://checker.ofcom.org.uk/> - indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	14 Mbps	1 Mbps	Available
Superfast	80 Mbps	20 Mbps	Available
Ultrafast	-	-	Not available

Networks in your area – **Openreach**

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area – **EE, Three**

MOBILE: Obtained from the Ofcom Mobile checker - <https://checker.ofcom.org.uk/>

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. More information

This table shows the mobile availability in your area.

Provider	Inside:		Outside:	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

What the results mean

“Voice” denotes expected coverage for making phone calls, whereas “Data” denotes mobile internet service availability, inclusive of 3G services, “Enhanced Data” includes 4G technology, 4G data speeds are typically faster than 3G data speeds. Data service speeds support web browsing, Enhanced Data service speed support multimedia applications.

If you are with a mobile communication provider which is not listed, it will use one of these networks via a wholesale arrangement. Examples include:

Lebara Mobile, Asda Mobile, Talk Mobile and VOXI use the **Vodafone** network.

Your Co-op, 1p Mobile, Utility Warehouse, Ecotalk, Plusnet and BT Mobile use the **EE** network.

iD Mobile and Smarty, Freedompop and Superdrug Mobile use the **Three** network.

Tesco Mobile, Giffgaff, Sky Mobile use the **O2** network.

MEASUREMENTS: Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins) and taken between internal walls.

PARKING: The property has an allocated parking space at the rear.

MONEY LAUNDERING: Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

MISREPRESENTATION ACT: ‘Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.’

VIEWING: By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 www.pigottandhall.com