



STARTING BID

£50,000

St. Johns Court

Grantham, NG31 6DN

Council Tax Band: A EPC: D

Leasehold

PROPERTY SUMMARY

- FREEHOLD
- TOWN CENTRE LOCATION
- INVESTMENT OPPORTUNITY
- IDEAL FIRST HOME
- OFF STREET PARKING
- NO ONWARD CHAIN

Secure My Sale are delighted to bring this generously proportioned one bedroom first floor flat to the market. Nestled in the heart of Grantham, the property boasts a spacious open-plan lounge diner, ideal for both relaxation and entertaining connected to a well appointed kitchen, and a large double bedroom and bathroom, just off the hallway. Bright and inviting, this flat combines comfort with practicality, making it a perfect first home, or investment opportunity. Outside this property benefits from off road parking, meaning you wont have to struggle to find parking, or worry about permits!

Due to its central town location, you are within a few minutes walk of pretty much everything you need, like shops, schools, gyms, and more! It’s close proximity to the Train Station makes it more inviting for those who commute to work, as Grantham has easy access to major cities, like London in just over an hour.

Don’t miss out on your chance to make this property yours! Contact us to book a viewing a viewing now!

Main Bedroom – 2.47m x 3.01m (8’1” x 9’11”)

Large double bedroom with built in wardrobe space allowing you to take full advantage of the space on off.

Bathroom – 2.43m x 1.58m (8’0” x 5’2”)

Bathroom comprises a thee-piece suite, including bath with shower fitting, toilet, and wash basin.

Lounge Diner – 2.97m x 3.81m (9’9” x 12’6”) (Max)

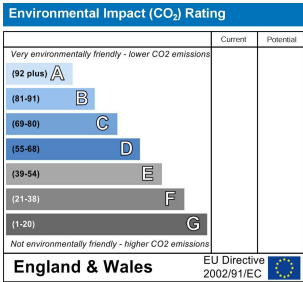
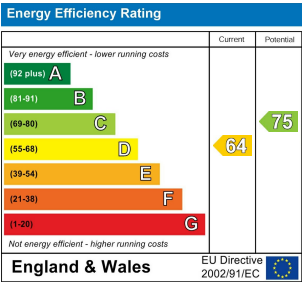
Open, airy space connected to the kitchen allows for ease of access between

Kitchen- 1.61m x 2.67m (5’3 x 8’9”)

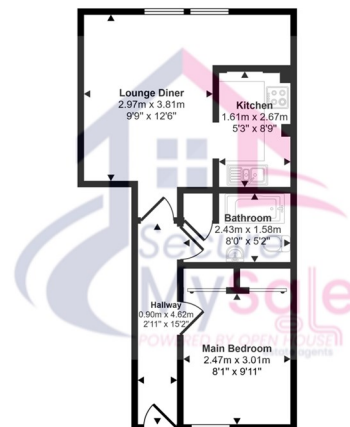
Located just off the Lounge Diner, the kitchen comprises fitted storage areas, integrated oven, and areas for appliances to go.

Outside

Outside the property has off street parking allowing security and peace of mind once parked.

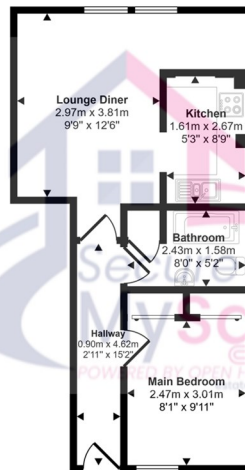






Floorplan

Approx Gross Internal Area
38 sq m / 409 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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