



28 Elvaston Court, Grantham
NG31 7FL



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Sold via Secure Sale Online Bidding - Starting Bid £85,000 (Terms & Conditions Apply)

- First Floor Apartment
- Potential Investment
- Conveniently Located
- Lounge Diner
- Fitted Kitchen
- Two Double Bedrooms
- Allocated Parking Space
- Leasehold - EPC Rating C



Located on the first floor of this purpose built apartment block within an attractive modern development viewers will find this two bedroom apartment. Well presented and neutrally decorated, perfectly suited to professionals and first time buyers alike. The location provides easy access into the centre of Grantham and its train station linking to London, making this ideal for commuters. Viewings are strictly by appointment only, contact our high street sales team today on 01476 591900.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry intercom system and remote lock access door.

ENTRANCE PORCH

With solid door to entrance hall.

ENTRANCE HALL

Having radiator, intercom entry and cupboard housing the hot water storage tank.

LOUNGE DINER

3.45m x 4.54m (11.3ft x 14.9ft)

With two uPVC double glazed windows to the front aspect, two radiators.



KITCHEN

2.72m x 2.75m (8.9ft x 9ft)

With uPVC double glazed window to the front aspect, tile effect flooring, a range of eye and base level units, roll edge work surfaces and tiled splashbacks, inset stainless steel sink and drainer with mixer tap over, 4-ring gas hob with single oven beneath and pull-out extractor fan over, space and plumbing for washing machine and dishwasher, space for full height fridge freezer and radiator.

BEDROOM 1

2.67m x 3.46m (8.8ft x 11.4ft)

With uPVC double glazed window to the rear aspect overlooking the communal carpark, radiator.

BEDROOM 2

2.35m x 2.92m (7.7ft x 9.6ft)

With uPVC double glazed window to the rear aspect also overlooking the communal carpark, radiator.

BATHROOM

1.61m x 2.73m (5.3ft x 9ft)

With a 3-piece white suite comprising panelled bath with fully tiled splashbacks, pedestal wash handbasin with tiled splashback and a close coupled WC., radiator and ceiling extractor fan.

OUTSIDE

There are communal gardens and an ALLOCATED PARKING SPACE in the communal carpark.

SERVICES

Mains water, gas, electricity and drainage are connected.

CHARGES

The current annual ground rent is £201.40. The current annual service charge is £1,212.67.

TENURE

The property is Leasehold. There are 134 years remaining on the lease.

COUNCIL TAX

The property is in Council Tax Band A. Annual charges for 2023/2024 - £1,344.42



DIRECTIONS

From High Street proceed south passing the Sir Isaac Newton statue on the left-hand side and Sainsburys. Take the right turn on to Springfield Road, left on to Caunt Road and right on to Kedleston Road. Bear right and Elvaston Court is at the end.

GRANTHAM

Local amenities are available on Springfield Road to include local bus service to town and the railway station. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

Some measurements are overall, not maximum measurements. All services and appliances have not and will not be tested.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Floorplan

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan, we cannot accept any responsibility for any errors or omissions. The plan is for information only and should not be used as a basis for any decision. The plan is not a guarantee of any kind and is subject to change without notice.



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