



21 Arnoldfield Court,
Gonerby Hill Foot. NG31 8GL



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Guide Price £90,000 to £95,000

- First Floor Apartment
- Retirement Development
- Close To Local Amenities
- Lounge & Kitchen
- Electric Heating
- Two Bedrooms, Bathroom
- Communal Gardens
- Leasehold
- EPC rating D



First floor apartment situated on this sought after retirement development for the over 60's just on the edge of Grantham town centre within walking distance of the town and its facilities. The accommodation comprises entrance hall, kitchen, lounge diner, two double bedrooms and a bathroom. Outside there is a useful storage cupboard and communal garden to the front and to the rear the property enjoys views over the landscaped communal gardens. There is a communal parking area. The property benefits from UPVC double glazing, an electric heating system, stair lift and no UPWARD CHAIN. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

ENTRANCE HALL

0.88m x 2.11m (2'9" x 6'9")

With part single glazed wooden entrance door to the front, electrical consumer unit, electric heat and stair lift to the first floor.

FIRST FLOOR LANDING

With uPVC double glazed window to the front aspect.

LOUNGE

3.79m x 6.97m (12'4" x 22'9")

With two uPVC double glazed windows to the rear aspect, intercom to the front door, electric radiator, feature electric fire with wooden surround, useful storage cupboard and emergency pull-cord.



KITCHEN

2.28m x 3.65m (7'5" x 12'0")

With uPVC double glazed window to the front aspect, eye and base level units, stainless steel sink and drainer, work surfacing, tiled splashbacks, space for fridge freezer, space for electric cooker, space and plumbing for washing machine, emergency pull-cord.

INNER HALL

1.62m x 1.93m (5'3" x 6'3")

With loft hatch access, electric radiator, airing cupboard housing the copper tank, smoke alarm.

BEDROOM 1

3.26m x 3.75m (10'7" x 12'3")

With uPVC double glazed window to the rear aspect, fitted wardrobes, electric radiator and emergency pull-cord.

BEDROOM 2

2.92m x 3.59m (9'6" x 11'8")

With uPVC double glazed window to the front aspect, storage radiator and emergency pull-cord.

BATHROOM

1.74m x 2.29m (5'7" x 7'5")

With wash handbasin, panelled bath with electric shower over and low level WC., extractor fan, electric towel radiator, wall mounted fan heater and emergency pull-cord.

OUTSIDE

There are impeccable communal gardens and grounds at Arnoldfield Court. The grounds of Arnoldfield Court are maintained and managed and consist of a huge amount of lawned areas with well stocked shrub borders and parking close by.

SERVICES

Mains water, electricity and drainage are connected.

There is a resident manager and Careline emergency alarm service, use of a communal lounge and laundry and regular social activities available.



COUNCIL TAX

The property is in Council Tax Band B. Annual charges for 2023/2024 - £1,568.49

LEASE INFO ETC.

The lease has 66 years remaining although this can be extended, at a cost. The current service charge is £253 per month (as from April 1st) to include buildings insurance. This charge includes emergency call service, scheme manager costs, garden and grounds maintenance, communal cleaning, window cleaning, fire equipment maintenance, general repairs etc.

DIRECTIONS

From High Street continue on to Watergate proceeding over the traffic lights on to North Parade. Continue under the railway bridge on to Gonerby Hill Foot and the development is just past the tennis club on the right-hand side and can be clearly identified.

GONERBY HILL FOOT

There is a small convenience store in Gonerby Hill Foot, tennis club and gym with cafe (cafe also open to non members) and it is on a bus route to town. Grantham is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has a main line station offering easy access to London Kings Cross. The town also has excellent schooling and several supermarkets and a Saturday street market.

There is attractive local countryside with numerous quaint villages and historic sites to visit - one of which is Belvoir Castle. The 17th century Belton House is part of the National Trust and offers beautiful grounds with access to walkers, and also the superb Belton Park Golf Club.

There are a charming selection of tea rooms, cafes, restaurants, traditional style pubs and a great choice of supermarkets. Oldrids Downtown is a very popular superstore and garden centre at the edge of town.

AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

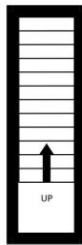
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



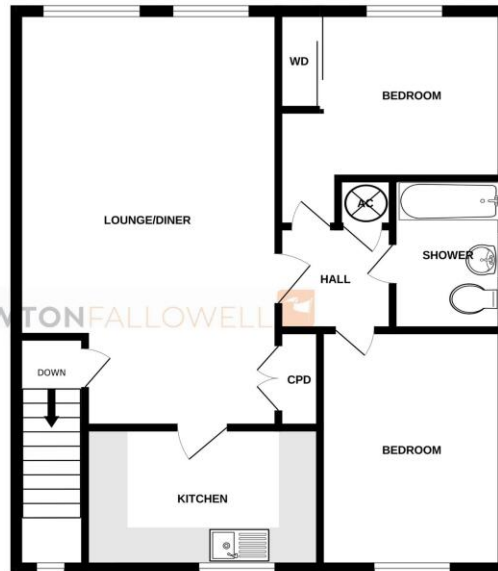
Floorplan

GROUND FLOOR

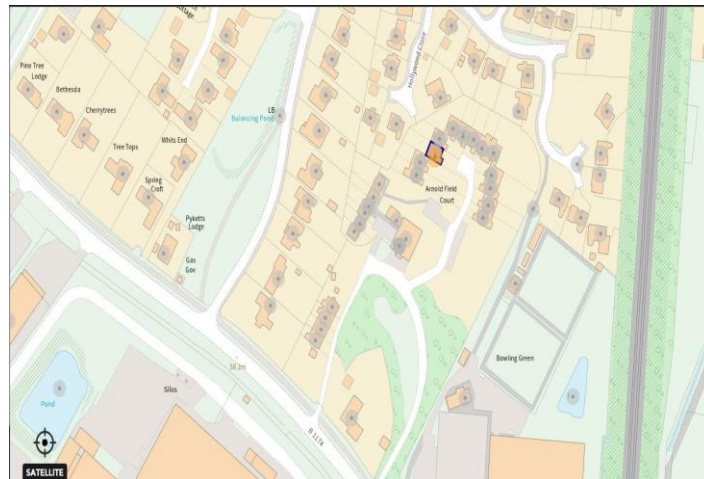
1ST FLOOR



NEWTONFALLOWELL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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.
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