



26 Arnoldfield Court,  
Gonerby Hill Foot, NG31 8GL



**Guide Price £110,000 to £120,000**

- Spacious First Floor Apartment
- Two Double Bedrooms
- Independent Retirement Living
- Shower Room/WC
- Living Room
- Fitted Kitchen
- Over 60's Age Group
- Electric Heating
- Parking & Communal Gardens
- Leasehold - Energy Rating D





The accommodation extends to approximately 800 square feet which is roughly equivalent to a three bedroomed semi detached house so gives a feeling of space and security. There is a generous living room, a nicely fitted kitchen, TWO DOUBLE BEDROOMS and a refitted shower room/WC. Low maintenance electric heating and upvc double glazing are installed. Off road parking is available within a short distance of the apartment and there is the use of well maintained communal gardens. Other benefits include a residents lounge and communal laundry. Vacant possession and no related purchase.

## ACCOMMODATION

### ENTRANCE LOBBY

With uPVC entrance door, electric heater, electrical consumer unit and staircase off to the first floor.

### LANDING

### LIVING ROOM

3.67m x 6.96m (12'0" x 22'8")

With two uPVC double glazed windows to the rear elevation, coving, two electric radiators, deep double storage cupboard, intercom and alarm pull cord.



## KITCHEN

2.26m x 3.64m (7'4" x 11'9")

Nicely fitted with a range of matching base cupboards with working surfaces over and eye level cupboards, inset stainless steel sink and drainer, tiled splashbacks, integrated Neff electric oven and hob, integrated fridge and freezer, washing machine, heated towel rail, coving, LED spotlights, alarm pull cord and uPVC double glazed window to the front elevation.

## INNER HALL

1.63m x 1.89m (5'3" x 6'2")

Having an airing cupboard containing electric water heater, loft hatch, electric radiator and coving.

## BEDROOM 1

2.82m x 4.89m (9'3" x 16'0")

With uPVC double glazed window to the side elevation, coving, alarm pull cord and electric radiator.

## BEDROOM 2

3.24m x 3.78m (10'6" x 12'4")

With uPVC double glazed window to the rear elevation, fitted wardrobe with mirrored doors, alarm pull cord, coving and electric radiator.

## SHOWER ROOM

1.78m x 2.3m (5'8" x 7'5")

With a walk-in shower cubicle and Redring electric shower, pedestal wash handbasin and low level WC., heated towel rail, LED spotlights and uPVC double glazed obscure window to the side elevation.

## OUTSIDE

There is an external storage cupboard to the front of the property.

There is nearby shared residents' parking and visitor parking. There is use of delightful extensive communal grounds which are well maintained and managed and include lawns, many mature trees and shrubs offering a feeling of seclusion.

## NOTE

There is a warden in situ (9am to 4.30pm) and 24-hour Careline emergency alarm service, use of a communal residents' lounge and laundry and regular social activities available.





## LEASE

The vendor has informed us that they pay Longhurst Housing £253 per calendar month for the apartment and site management, maintenance and buildings insurance etc. It is understood that the lease was initially a 99 year lease as from 17<sup>th</sup> December 1993 therefore has 69 years remaining.

Small pets are allowed.

## SERVICES

Mains electricity, water and drainage are connected. The property is heated by modern efficient electric radiators.

## COUNCIL TAX

The property is in Council Tax Band B.

## DIRECTIONS

From High Street continue on to Watgate, over the traffic lights on to North Parade and under the railway bridge passing the tennis courts on the right-hand side on to Gonerby Hill Foot. Arnoldfield Court is clearly signposted further along on the right set back from the road.



## 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.

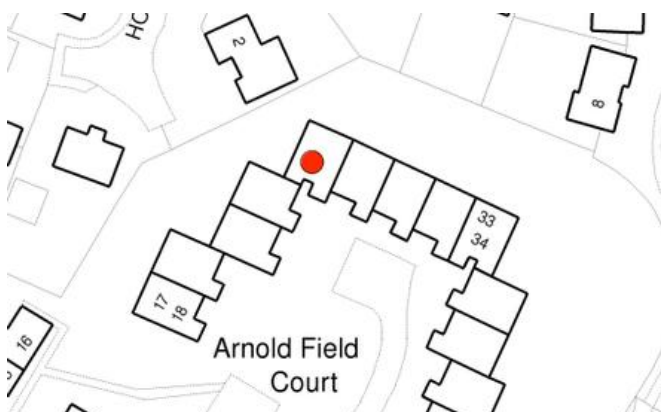
There is attractive local countryside with numerous quaint villages and historic sites to visit - one of which is Belvoir Castle. The 17th century Belton House is part of the National Trust and offers beautiful grounds with access to walkers, and also the superb Belton Park Golf Club.

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.

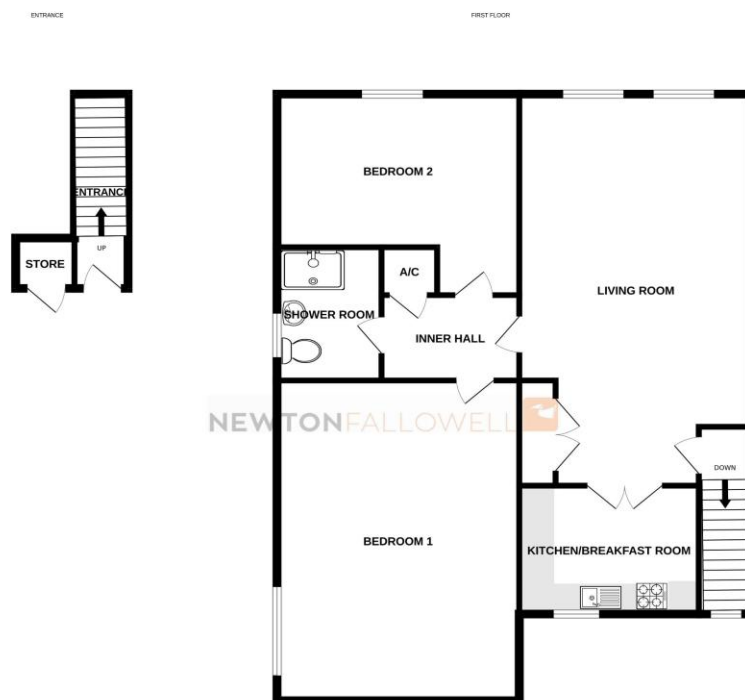
## AGENT'S NOTE

Please note these 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 measurements and others are maximum measurements. All services and appliances have not and will not be tested.



# Floorplan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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