



6 Arnoldfield Court,  
Gonerby Hill Foot, NG31 8GL



### Starting Bid £42,000

- Spacious Apartment
- Retirement Complex
- Qualifying Age Over 60
- Grade II Listed
- First Floor
- Lounge, Kitchen
- Bedroom and Bathroom
- Allocated Parking
- Residents Lounge
- Leasehold – Energy Rating Exempt



**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £42,000 - RETIREMENT COMPLEX** - Positioned within the magnificent Grade II Listed period house you will find this spacious apartment. The apartment is located on the first floor of the main building and has accommodation that comprises: Entrance Hall, Lounge Diner, Kitchen, Bedroom and a Bathroom. The apartment also benefits from sash double glazed windows and electric heating. Other benefits to living within Arnoldfield Court include the use of a Laundry, House Manager and a Day Room where daily activities are held for residents. Outside there is parking for residents and visitors and immaculately maintained gardens to enjoy. There is a qualifying age for people wishing to purchase which is set as a minimum age of 60 years.

## ACCOMMODATION

### MAIN ENTRANCE

With stairs to the first floor apartment.

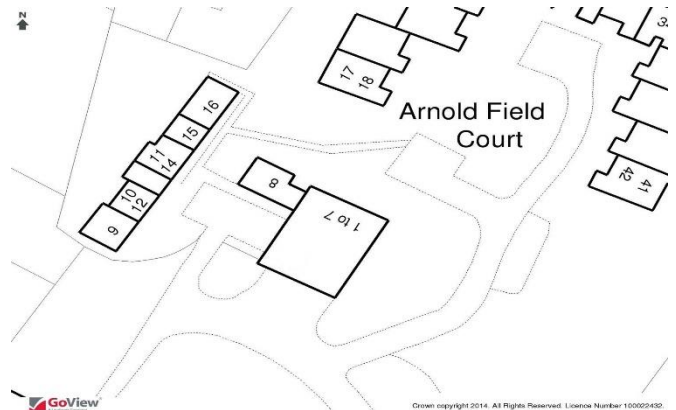
### ENTRANCE HALL

Having wall mounted consumer unit, intercom with pull-cord facility and electric storage heater.

### LOUNGE DINER

4.85m maximum x 5.23m (15'11" x 17'2")

Having double glazed sliding sash window to the side aspect, wall mounted electric fire with surround, two electric storage heaters, alarm pull-cord and intercom phone to allow visitors to enter. An open archway leads to the kitchen.



## KITCHEN

1.60m x 3.53m (5'2" x 11'7")

Having a range of cupboards and drawers, work surfacing with inset stainless steel sink and drainer, under counter space for fridge and freezer, free-standing electric cooker, splashback tiling and extractor fan.

## BEDROOM

2.92m x 3.78m (9'7" x 12'5")

Having double glazed sliding sash window to the side aspect, electric storage heater and alarm pull-cord.

## BATHROOM

1.83m x 3.76m (6'0" x 12'4")

With obscure double glazed sliding sash window to the side aspect, a 3-piece suite comprising panelled bath with electric shower over, pedestal wash basin and low level WC., electrically operated chrome heated towel radiator, shaving light with shaving socket, wall mounted electric fan heater, alarm pull-cord and airing cupboard housing the hot water tank and shelf storage.

## OUTSIDE

There are extensive well maintained grounds with designated seating areas all interspersed with mature trees, as well as resident and visitor parking. The grounds offer space and tranquility.

## LEASE INFO ETC.

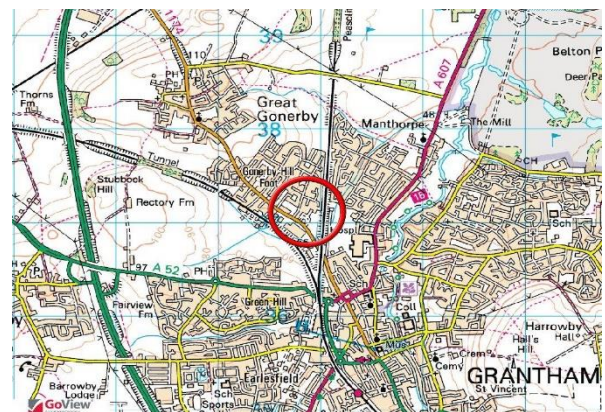
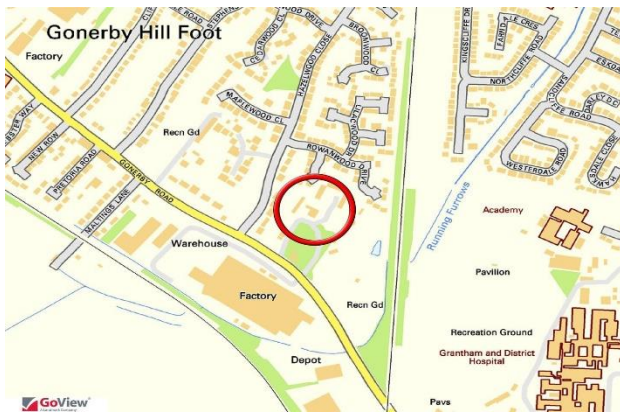
There are 64 years remaining on the lease. Service charge £251 per month to include ground rent.

## 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 including coffee mornings and games.

## SERVICES

Mains water, electricity and drainage are connected. The apartment has electric heating.



## COUNCIL TAX

The property is in Council Tax Band A.

## DIRECTIONS

From Watergate continue over the traffic lights onto North Parade, under the railway bridge and onto Gonerby Hill Foot. Take the right turn just past the tennis courts onto the long driveway leading to Arnoldfield Court.

## GONERBY HILL FOOT

Gonerby Hill Foot is on the outskirts of Grantham with a regular bus service to town close by. There is a small Today's convenience store about 400 yards away. The tennis club nearby has a cafe open to non residents.

There is 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 just off the A1. Next to Belton Woods Hotel is Belton Garden Centre, which boasts a very successful café/restaurant.

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 30 minutes.

**NOTE** - We are required under the Estate Agent Act 1979 and the Provision Of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a "connected person" as defined by the Act.

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.

### **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.

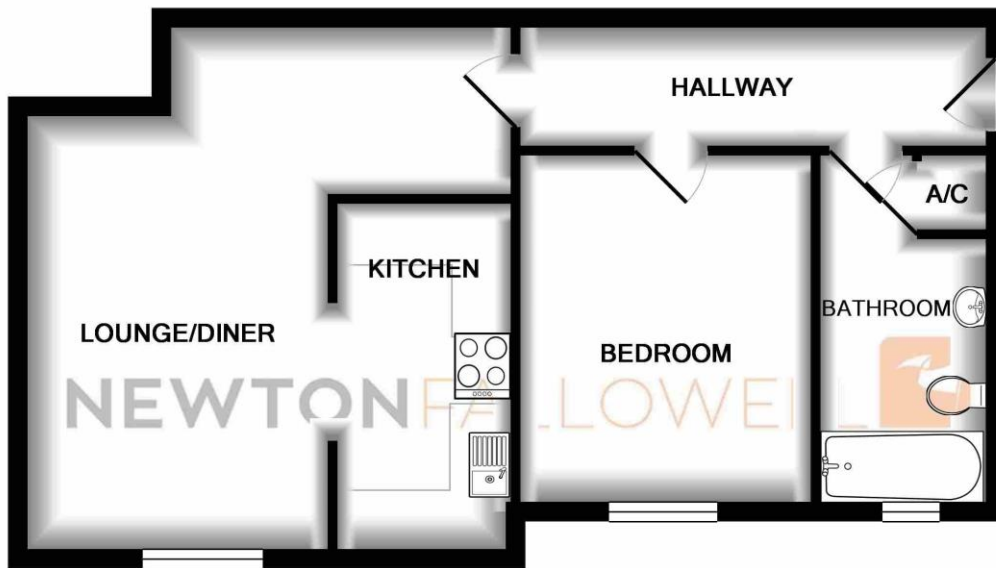
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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



TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

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  
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