



35 Arnoldfield Court,  
Gonerby Hill Foot, NG31 8GL



**£115,000**

- Ground Floor Apartment
- Purpose Built Retirement Complex
- Delightful Grounds
- Site Warden & Central Facilities
- Well Proportioned Living Room
- 2 Double Bedrooms
- Wet Room
- Vacant Possession and No Onward Chain
- Spacious Accommodation
- Leasehold – Energy Rating D





A very spacious and well proportioned GROUND FLOOR apartment offering independent retirement living for the over 60s within a purpose built complex just to the north of the town centre and close to a local gym and tennis club. The development has a quiet friendly atmosphere and the fully maintained landscaped grounds are shared by the occupants although feel almost totally private with access direct from the apartment's spacious lounge. The property has been improved by the present owner to include replacement windows, patio doors and fitted wardrobes. Comfortable and secure later life living with an on site warden.

## ACCOMMODATION

### ENTRANCE HALL

With electric storage heater, electric consumer unit and useful cloaks cupboard.

### KITCHEN

2.33m x 3.51m (7'7" x 11'6")

With uPVC double glazed window to the front elevation, a range of matching units comprising base cupboards with working surfaces over and matching eye level cupboards, inset stainless steel sink and drainer, Hotpoint slot-in cooker with extractor over, Indesit washing machine and Bush fridge freezer, breakfast bar, tiled splashbacks and alarm pull cord.



## LIVING ROOM

3.36m x 5.66m (11'0" x 18'7")

Enjoying a sunny aspect overlooking the communal gardens and with uPVC double glazed French doors opening to a private patio, having electric log effect hanging fire, coving, alarm pull cord and electric storage heater.

## INNER HALL

Having built-in airing cupboard with water cylinder and electric storage heater.

## BEDROOM 1

3.26m x 3.76m (10'8" x 12'4")

With uPVC double glazed window to the rear aspect, fitted wardrobes, electric storage heater and alarm pull cord.

## BEDROOM 2

2.80m x 3.54m (9'2" x 11'7")

With uPVC double glazed window to the front elevation, electric convector heater, coving and alarm pull cord.

## WET ROOM

1.76m x 2.29m (5'10" x 7'6")

With uPVC obscure double glazed window to the side elevation, wet area with drainage point and new shower, pedestal wash basin and low level WC., electric heated towel rail, fan heater and extractor fan.

## OUTSIDE

There is a useful utility cupboard adjacent to the entrance door and residents 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 ETC.

The lease has 66 years remaining. The current service charge is £278 per month (as from April 1<sup>st</sup> 2024) 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 and use of a laundry room.

One cat or dog is allowed.

### SERVICES

Mains water, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band B.

### DIRECTIONS

From High Street continue on to Watergate, over the traffic lights on to North Parade and under the railway bridge passing the tennis courts on the right-hand side. Arnoldfield Court is 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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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, agencies and appliances shown have not been visited and no guarantee as to their operability or efficiency can be given. Made with Hectagor C2024



## NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



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