

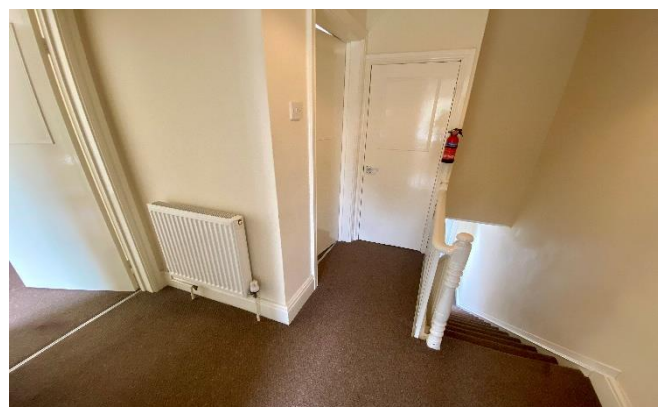


76B Norton Street,
Grantham. NG31 6DX



£65,000

- Ideal First Purchase or Investment
- First Floor Apartment
- Private Entrance
- Kitchen
- Spacious Living Room
- Bedroom
- Bathroom
- Gas Central Heating
- Approx. 9% Return on Investment
- Leasehold – Energy Rating C



An ideal first purchase or investment property which will produce a return of around 9% based on previous rentals. The property offers comfortable and easily run accommodation within easy walking distance of town centre amenities. There is a private entrance lobby and staircase leading to a hall, spacious living room, kitchen, bedroom and bathroom. Gas central heating is installed and there is replacement double glazing. The property is held on a 999 year lease with approximately 964 years remaining and a very small service charge. Offered for sale with vacant possession,

ACCOMMODATION

ENTRANCE LOBBY

Having uPVC half glazed entrance door to a private carpeted hall with straight staircase off to the first floor accommodation and electric consumer unit.

FIRST FLOOR LANDING

Having radiator, loft hatch access and built-in cupboard.

KITCHEN

1.50m x 2.07m (4'11" x 6'10")

Having fitted base level cupboards with working surface over and matching eye level cupboards, inset stainless steel sink with mixer tap, integrated oven and ceramic hob with extractor hood over, Ideal wall mounted gas fired combination boiler providing central heating and domestic hot water, integrated washer, uPVC double glazed window to the rear elevation.



LIVING ROOM

3.73m x 4.30m (12'2" x 14'1")

A spacious well proportioned room with uPVC double glazed window to the front elevation, Ideal central heating thermostat, radiator and coving.

BEDROOM

2.30m x 3.36m (7'6" x 11'0")

With uPVC double glazed window to the rear elevation and radiator.

BATHROOM

1.44m x 2.14m (4'8" x 7'0")

Containing a white suite comprising panelled bath, pedestal wash basin and low level WC., Bristan electric shower over the bath, extractor fan, radiator, mirror, Dimplex electric fan heater and uPVC obscure double glazed window to the rear elevation.

OUTSIDE

The property stands behind a walled front forecourt and there is on street parking.

PARKING

Norton Street is now Permit Holder Parking only.

LEASE

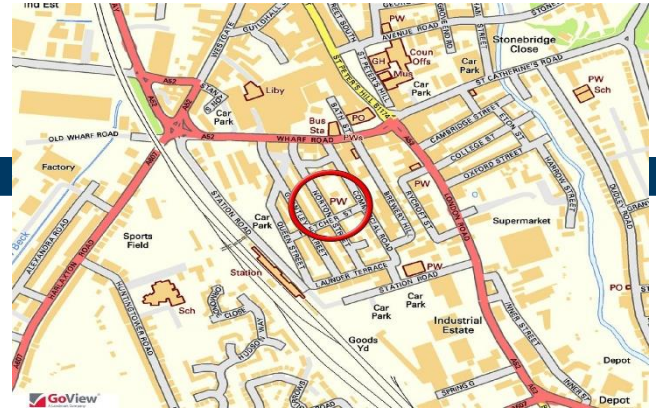
964 years remaining of a 999 year lease. Annual service charge of £30 although this has not been paid owing to an absent landlord. An absent landlord insurance policy was taken out in 2019 to cover this and has 20 years remaining. This may be transferrable to a new owner but, if not, new cover should be available at modest cost.

COUNCIL TAX

The property is in Council Tax Band A.

SERVICES

Mains water, gas, electricity and drainage are connected.



DIRECTIONS

From High Street proceed heading south turning right at the traffic lights adjacent to St Peters Hill on to Wharf Road (A52) and take the third left turn on to Norton Street. The property is on the left.

GRANTHAM

The property is situated very close to the town centre and railway station (main line to King's Cross in 1hr 16 mins average).

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 measurements and others are maximum measurements.

All services and appliances have not and will not be tested.

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.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not tested and no guarantee as to their operability or efficiency can be given.
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