



18 Arnoldfield Court,
Gonerby Hill Foot, NG31 8GL



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£135,000

- Retirement Apartment
- For the over 60s
- Ground Floor
- TWO Bedrooms
- Breakfast Kitchen
- Lounge, Conservatory
- uPVC Double Glazing
- Allocated Parking
- No Onward Chain
- Leasehold – Energy Rating C



Located in the peaceful and quiet Arnoldfield Court retirement complex you will find this spacious GROUND FLOOR apartment. The accommodation comprises of Entrance Hall, Kitchen, Lounge Diner, Conservatory, TWO DOUBLE BEDROOMS and a Shower Room. The apartment also features double glazing and electric heating and a new updated intercom system. Outside there are extensive regularly maintained communal gardens and parking for residents. This property is being sold with no onward chain and early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL

Having electric storage heater and storage cupboard.

KITCHEN

3.54m x 3.42m (11'7" x 11'2")

With uPVC double glazed window to the side aspect, a good range of base level cupboards and drawer with matching eye level units including glazed display cabinets, work surfacing with inset resin one and a half bowl sink and drainer, inset ceramic hob, inset electric oven, space and plumbing for washing machine, tiled splashbacks.

LOUNGE DINER

3.64m x 5.64m (11'11" x 18'6")

With sliding uPVC double glazed patio doors to the conservatory and two electric heaters.



CONSERVATORY

1.71m x 3.51m (5'7" x 11'6")

Having a dwarf brick base with hardwood double glazed units above.

INNER LOBBY

Having cupboard housing the hot water cylinder and an electric storage heater.

BEDROOM 1

3.25m x 3.76m (10'8" x 12'4")

With uPVC double glazed window to the rear aspect, electric storage heater and fitted wardrobe.

BEDROOM 2

2.78m x 3.54m (9'1" x 11'7")

With uPVC double glazed window to the front aspect, fitted wardrobe and electric storage heater.

BATHROOM

1.75m x 2.28m (5'8" x 7'6")

Having 'P' shaped panelled bath with curved screen and electric shower over, wash basin with vanity storage beneath and worktop space incorporating concealed cistern WC., tiled splashbacks, heated towel radiator and extractor.

OUTSIDE

There are regularly maintained and managed communal gardens and grounds at Arnoldfield Court. The grounds 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.



LEASE INFO.

The lease has 65 years remaining although this can be extended, at a cost. The current service charge is £278 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. (Breakdown available).

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.

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

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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are described and not guaranteed as to their operability or efficiency can be given.
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