



23 Bolsover Road,  
Grantham. NG31 7FS



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### Guide Price £80,000 to £90,000

- Popular Residential Location
- 2nd Floor Apartment
- Living Kitchen
- Juliette Balcony
- TWO Bedrooms
- Shower Room
- Ideal FTB / Buy To Let
- Allocated Parking Space
- No Onward Chain
- Leasehold – Energy Rating C



A modern purpose built 2nd floor apartment that has the benefit of being sold with no onward chain. The property offers practical and nicely presented accommodation which is neutrally decorated and consists of Living Kitchen, TWO Bedrooms and Shower Room. The location provides easy access to the centre of Grantham and its train station linking to London, making this ideal for commuters. The property would also make an ideal First Time Purchase or Investment. Viewings are by appointment only. Please Contact our High Street sales team today on 01476 591900 to arrange this.

## ACCOMMODATION

### COMMUNAL HALLWAY

With access via intercom protected secure entrance door, stairs rising up to the second floor.

### ENTRANCE HALL

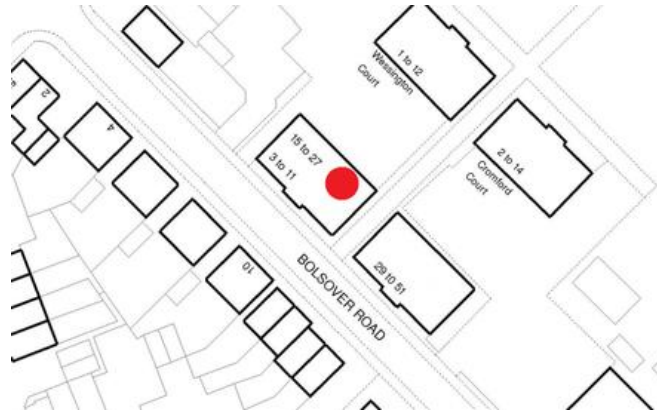
Having, intercom system, two storage cupboards and electric storage heater.

### LIVING KITCHEN

3.52m x 5.28m (11'6" x 17'4")

With uPVC double glazed door to Juliette style balcony with uPVC double glazed full height windows to either side, breakfast bar with storage cupboard beneath and seating area, electric storage heater, work surface with inset stainless steel sink and drainer and inset electric hob with stainless steel splashback and electric oven beneath, eye and base level units, space and plumbing for washing machine, laminate flooring, smoke alarm.





## BEDROOM 1

2.94m x 3.25m (9'7" x 10'8")

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

## BEDROOM 2

1.85m x 2.93m (6'1" x 9'7")

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

## SHOWER ROOM

Having step-in fully tiled shower cubicle with sliding glazed doors and electric shower within, pedestal wash basin and low level WC., heated towel rail, tiled floor and tiled splashbacks.

## OUTSIDE

There is an allocated parking space.

## SERVICES

Mains water, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band A.

## LEASE

There is a 150 year lease which commenced on 1<sup>st</sup> January 2006, therefore 132 years remaining. The ground rent is £170 per annum. The annual insurance and maintenance charge for 2023 was £1,085.84 paid up to January 2024.

## DIRECTIONS

From High Street proceed south along London Road taking the right turn at the traffic lights along Springfield Road. Turn left into Caunt Road, turn right on to Kedleston Road, follow the road and take the left turn on to Bolsover Road.

## GRANTHAM

The property is situated close to town and the railways station. Local amenities are also available close by.

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. The apartment is situated close to town and the railways station. Local amenities are also available close by.

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

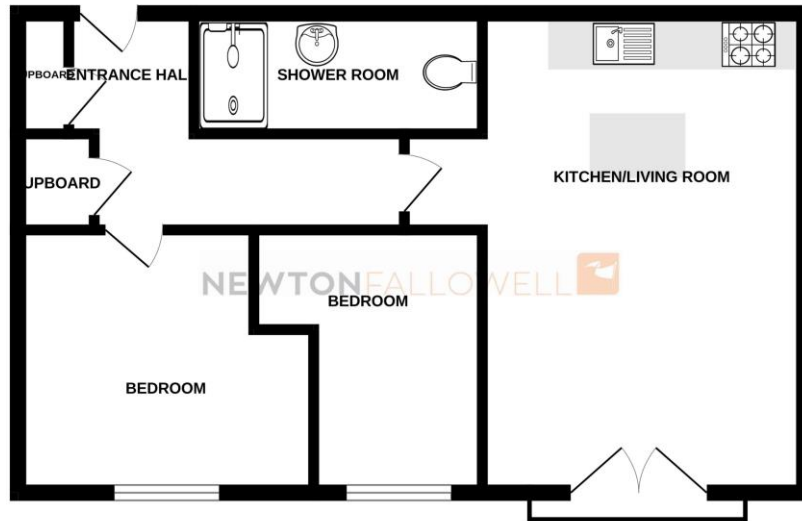
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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

## GROUND FLOOR



While 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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