

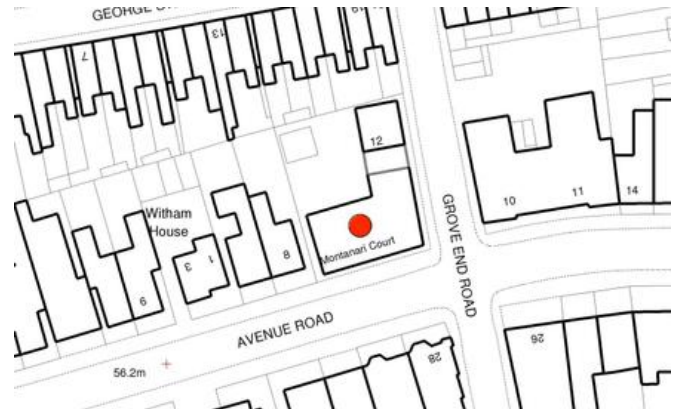


14 Montanari Court,
Grantham. NG31 6TF



£115,000

- Duplex Apartment
- Ideal Investment Purchase
- Close to Town Centre Amenities
- Two Bedrooms
- Open-plan Kitchen & Lounge
- Bathroom
- Gas central Heating
- uPVC double Glazing
- Rental Income £650 pcm
- Leasehold – Energy Rating C



A first floor duplex apartment currently generating a rental income of £650, making this a perfect investment opportunity. The property has accommodation split over TWO FLOORS which comprises Kitchen open to Lounge, Two Bedrooms and Bathroom. Outside there is secure gated access which leads to park spaces for the development. There is also the benefit of an intercom entry system.

ACCOMMODATION

ENTRANCE HALL

With secure intercom facility linked to the main communal entrance door, central heating thermostat and stairs rising to the first floor.

CLOAKROOM

Having pedestal wash basin, low level WC., extractor and tiled splashbacks.

BEDROOM 2

2.40m x 2.09m (7'11" x 6'11")

With uPVC double glazed window and radiator.



OPEN PLAN LIVING KITCHEN

4.03m x 4.8m into window (13'2" x 15'6")

Living Area

With uPVC double glazed window and radiator.

Kitchen Area

Having a range of base level cupboards and drawers with matching eye level units, work surface with inset stainless steel sink and drainer with mixer tap over, inset 4-ring gas hob with electric oven beneath, tiled splashbacks and space and plumbing for washing machine.

FIRST FLOOR LANDING

Having over stairs storage cupboard.

BEDROOM 1

3.90m x 4.10m (12'10" x 13'6")

With uPVC double glazed window and radiator.

BATHROOM

1.30m x 2.40m (4'4" x 7'11")

Having panelled bath with electric shower over and glazed screen, pedestal wash basin and low level WC., tiled splashbacks, radiator and Velux window.

OUTSIDE

There is no formal allocated parking.

LEASE INFO

The service charge is £800 per annum inclusive of building insurance. No ground rent is payable.

NO PETS

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south taking the left turn at the traffic lights adjacent to Santander on to Avenue Road. The property is along on the left-hand side on the corner of Grove End Road.

GRANTHAM

The apartment is conveniently situated within a short walk of the town centre and railway station.

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 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



Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk