



13 Montanari Court,
Grantham. NG31 6TF



£110,000

- First Floor Apartment
- Close To Town Centre
- Ideal Investment Purchase
- Rental Income Circa £595 pcm
- Secure Entry
- Living Room open to Kitchen
- Two Bedrooms
- Bathroom & En Suite
- Leasehold
- Energy Rating C



A first floor apartment currently generating a rental income of £575 per month, offering an ideal investment opportunity. The accommodation offers Hall, Lounge open to Kitchen with built-in appliances, Two Bedrooms one with En Suite Shower Room and a Bathroom. There is secure entry, parking and gas central heating.

Note

The photographs for this property are to give an indication of the layout and size only as the property is currently furnished, with tenant in situ.

ACCOMMODATION

ENTRANCE HALL

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

LIVING ROOM

With uPVC double glazed window.

KITCHEN

With uPVC double glazed window, a range of base level cupboards and drawers with matching eye level units, work surfacing with inset stainless steel sink and drainer, inset gas hob with double oven beneath and stainless steel chimney style extractor over, space and plumbing for washing machine, tiled splashbacks.



BEDROOM 1

With uPVC double glazed window and radiator.

EN SUITE

Having corner tiled shower cubicle with mains fed shower within and sliding glazed doors, pedestal wash basin and low level WC., radiator, half tiled walls, mirror with shaving light over and down lighting.

BEDROOM 2

With uPVC double glazed window and radiator.

BATHROOM

With uPVC obscure double glazed window, a white 3-piece suite comprising panelled bath with mixer shower attachment, pedestal wash basin and low level WC., tiling to walls, radiator, down lighting and extractor fan.

PARKING

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.

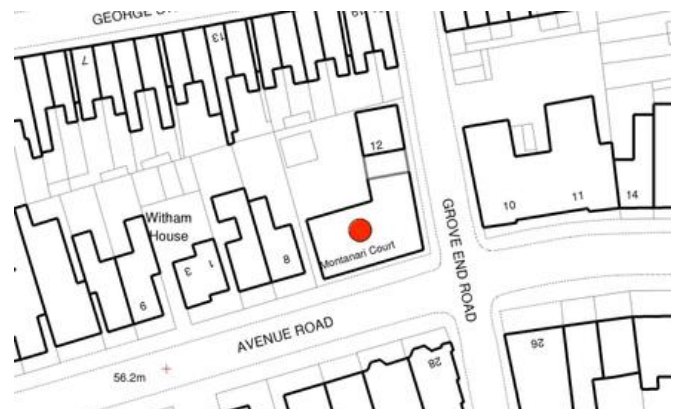
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

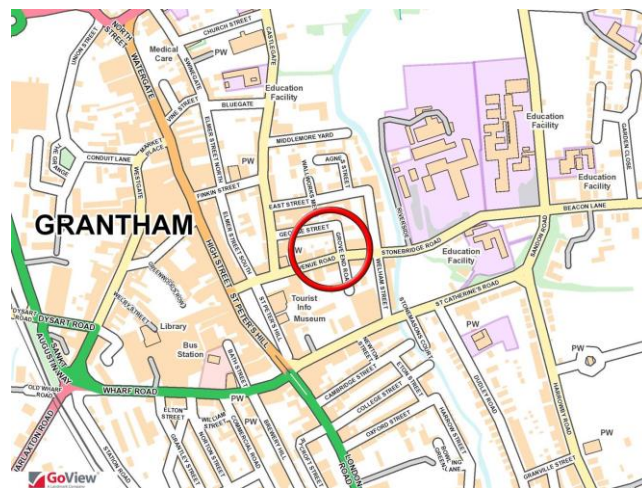
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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



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