



12 Great Northern Court,
Grantham. NG31 6LN



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Guide Price £95,000 to £100,000

- First Floor Flat
- Well-Presented Throughout
- Lounge With Juliette Balcony
- Modern Kitchen
- Two Bedrooms
- Shower Room
- Allocated Parking
- Triple Glazing
- Leasehold
- Energy Rating B



This two bedroom flat is located on the first floor and benefits from being kept in great condition by the current owner. Located close to Grantham Town Centre, the flat boasts fantastic links to local amenities and schools. The flat itself comprises an Entrance Hall, Two Bedrooms, Shower Room, spacious Lounge with Juliet balcony and a Kitchen. The property also benefits from having allocated parking and a communal garden space!

ACCOMMODATION

ENTRANCE HALL

Having intercom system, airing cupboard, carpeted flooring and door to communal hallway.

LOUNGE

3.89m x 4.58m (12'10" x 15'0")

With uPVC triple glazed window to the rear aspect, uPVC triple glazed patio doors giving access to a Juliette balcony, carpeted flooring, contemporary electric fire, radiator and television point.

KITCHEN

3.44m x 2.54m (11'4" x 8'4")

Having uPVC triple glazed window to the front aspect, a range of eye and base level units, work surfacing with inset stainless steel sink and drainer with high rise mixer tap over, space for slot-in electric cooker, metro style tiled splashbacks, space and plumbing for washing machine, wall mounted gas fired central heating boiler, radiator, under counter fridge and freezer, vinyl flooring.



BEDROOM 1

3.75m x 3.56m (12'4" x 11'8")

Having two uPVC triple glazed windows to the rear aspect, radiator and built-in wardrobe, carpeted flooring.

BEDROOM 2

2.35m x 2.66m (7'8" x 8'8")

With uPVC triple glazed window to the front aspect, radiator, carpeted flooring.

SHOWER ROOM

2.09m x 1.68m (6'11" x 5'6")

Having uPVC obscure triple glazed window to the front aspect, shower tray with electric shower over, pedestal wash basin and low level WC., tiled flooring and radiator.

OUTSIDE

There is a mainly paved communal area with seating, trees, shrubs and a gate for access. There is also ALLOCATED PARKING.

SERVICES

Mains water, gas, electricity and drainage are connected.

CHARGES ETC.

There is an annual service charge of £319.

COUNCIL TAX

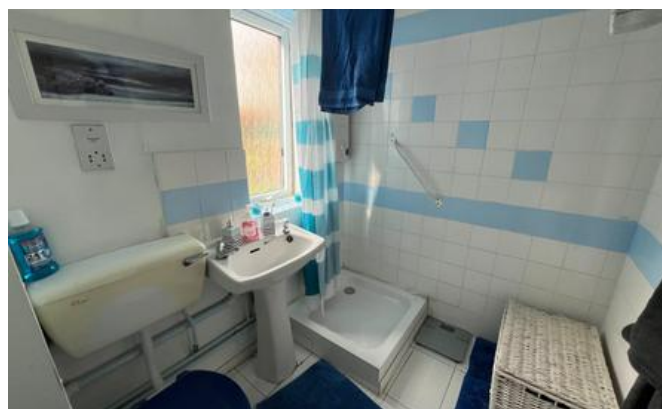
The property is in Council Tax Band A.

DIRECTIONS

The entrance to Great Northern Court is situated on Westgate which has a one-way system. It is within the triangle of the A52 Wharf Road, Dysart Road and Westgate. Those without a car would find everything they need within easy walking distance.

GRANTHAM

The property is ideally located for easy access to the railway station (King's Cross approximately 70 minutes) and also all amenities within the town centre.



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.

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.

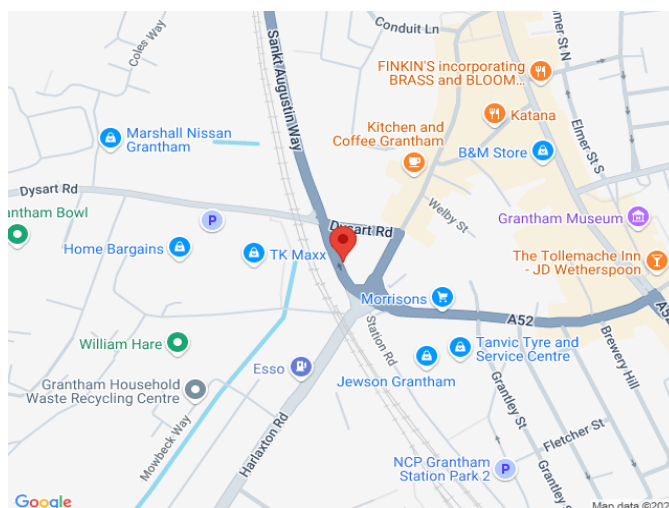


Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, appliances and fixtures shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with floorplan 12345



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