



2 The Waterfront,
Grantham. NG31 6QQ



£165,000

- Modern Waterfront Development
- First Floor Apartment
- Wide Balcony Overlooking River & Park
- Spacious Living Room open to Kitchen
- Two Bedrooms
- En Suite Shower Room & Bathroom
- Secure Private Parking
- Ideal Investment Purchase
- No Onward Chain
- Leasehold - Energy Rating C



2 The Waterfront is a spacious first floor apartment situated within a popular purpose built development with frontage to the River Witham and park views from a wide private balcony. The property has been refurbished during recent years to include replacement bathrooms and offers stylish accommodation to include an entrance hall, living room, open plan kitchen, master bedroom with an en suite shower room, second double bedroom and a bathroom. There is a service lift and secure private parking only a few metres from the front door. These properties have been popular investments producing a good return and a C rated energy performance certificate should prevent the cost of future efficiency requirements. NO ONWARD CHAIN. 984 year lease.

ACCOMMODATION

ENTRANCE

A communal ground floor entrance lobby with intercom entry, door to covered parking and staircase and service lift to the first floor.

ENTRANCE HALL

Having entrance door from the communal lobby with intercom, a large double utility/storage cupboard with plumbing for washing machine, electric radiator and thermostat.





LIVING ROOM

5.77m x 4.17m (18'11" x 13'8")

A spacious open-plan living room with uPVC double glazed French doors opening onto a balcony with full height uPVC double glazed fixed window to either side offering views over the river to the parkland beyond, electric radiator.

KITCHEN

3.3m x 2.46m (10'10" x 8'1")

Being open-plan with the living room and nicely fitted to include a range of base cupboards with wood style working surfaces and inset stainless steel one and a half bowl sink and drainer, eye level cupboards, peninsular breakfast bar with glass shelf over, electric radiator and FITTED APPLIANCES comprising integrated oven, ceramic hob with extractor over, fridge and freezer.

BEDROOM 1

3.78m x 3.73m (12'5" x 12'2")

Having uPVC double glazed French doors to the balcony with river and parkland views, electric radiator.

EN SUITE SHOWER ROOM

1.88m x 1.8m (6'2" x 5'11")

Re-fitted in January 2021 to a good standard and comprising shower cubicle, wash basin with vanity storage beneath and low level WC., chromed ladder style towel rail.

BEDROOM 2

3.73m x 2.95m (12'2" x 9'8")

Having uPVC double glazed window overlooking the parkland and electric radiator.

BATHROOM

2.46m x 1.98m (8'1" x 6'6")

Also re-fitted in 2021 and offering panelled bath with glazed screen and shower over, wash basin inset to vanity unit with storage beneath and concealed cistern WC., fitted cupboards, ladder style chromed heated towel radiator and tiling to wet areas.

BALCONY

An enviable feature, providing a private outside space with views across the river to the parkland and having a glazed balustrade. The open parkland and riverside walks are easily accessible.

PARKING

Dedicated parking space within secure gated carpark below.

SERVICES

Mains water, electricity and drainage are connected.

LEASE, CHARGES ETC.

Originally built with a 999 year lease, there are 984 years remaining. There is also an annual ground rent of £150 and an annual service charge of £2,470.46 to include buildings insurance.

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 onto Avenue Road. Turn right onto Welham Street and the apartment block is on the left-hand side.

GRANTHAM

This development is situated very close to the town centre yet also has open river and parkland views. Grantham railway station is within easy walking distance. 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.

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 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.

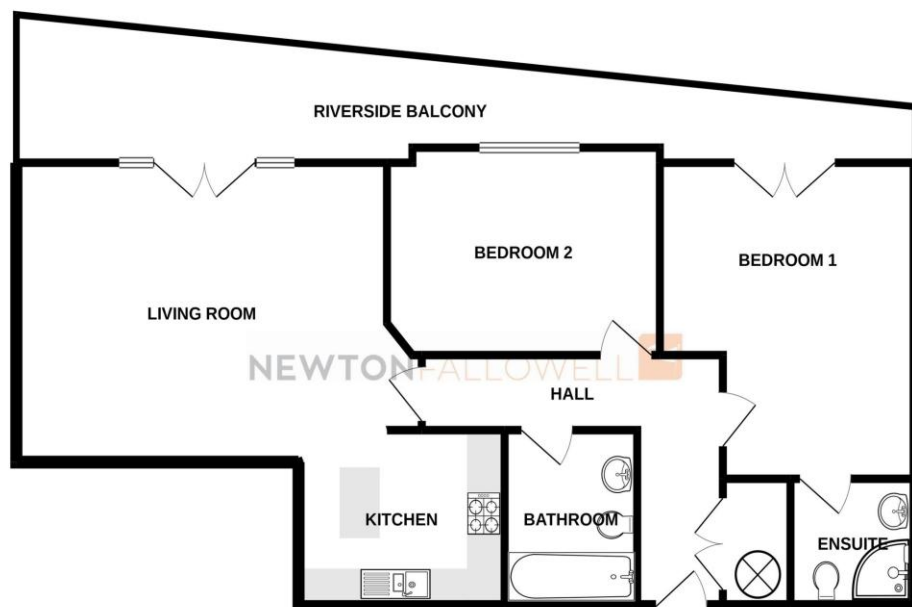
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For more information please call in the office or telephone 01476 591900.

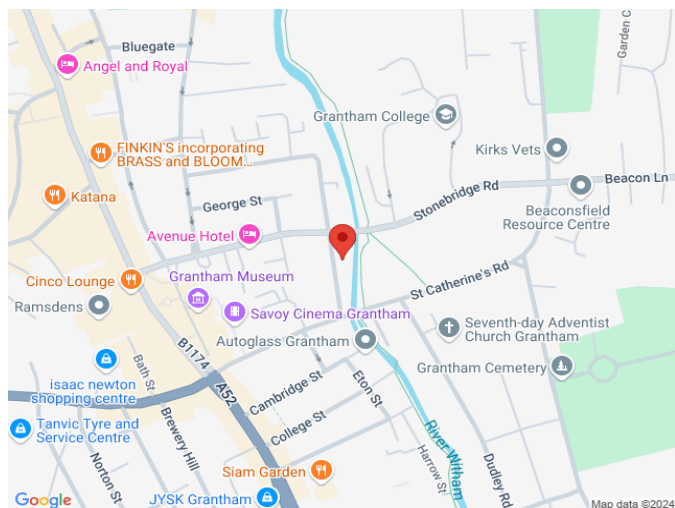


Floorplan

FIRST 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 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



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