



The Old Stables,
7 Brewery Hill, Grantham
NG31 6DW



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£130,000

- Leasehold, Ground Floor Flat Being Sold With The Freehold
- Three Double Bedrooms
- Town Centre Location
- Close To Local Amenities
- Integral Garage
- Lounge + Dining Room
- Courtyard Garden
- No Chain
- EPC: Rating E



Located just a short walk to Grantham town centre is 'The Old Stables' which is a leasehold flat being sold with the freehold! This three bedroom ground floor flat boasts generous accommodation and a single integral garage. Spanning over 1,000 square feet, the accommodation briefly comprises the following: Kitchen, Living Room, Dining Room, Three Bedrooms and a family Bathroom. To the rear of the property is an enclosed low-maintenance garden!

ACCOMMODATION

KITCHEN

3.62m x 4.31m (11'11" x 14'1")

Having uPVC part glazed entrance door and uPVC double glazed window to the front aspect, a good range of base level cupboards and drawers with matching eye level cupboards, work surfacing with inset stainless steel one and a half bowl sink and drainer, inset ceramic hob with stainless steel splashback and stainless steel and glass extractor over, space and plumbing for washing machine, space for further under counter appliances and door to garage. There is a step up to the lounge.

LOUNGE

3.44m x 6.66m (11'4" x 21'11")

With uPVC double glazed sliding patio doors to the rear, two radiators with covers, laminate flooring and two ceiling fan lights.



DINING ROOM

3.6m x 2.52m (11'10" x 8'4")

Having radiator, tiled flooring and downlighting.

BEDROOM ONE

5m x 2.57m (16'5" x 8'5")

With uPVC double glazed window to the side aspect, radiator and downlighting.

BEDROOM TWO

2.36m x 4.53m (7'8" x 14'11")

With Velux skylight, beams to ceiling, laminate flooring and radiator.

BEDROOM THREE

5.62m x 2.39m (18'5" x 7'10")

Having uPVC double glazed window to the rear aspect, radiator and tiled flooring.

FAMILY BATHROOM

Having fully tiled corner shower cubicle, pedestal wash basin and close coupled WC., radiator and extractor fan.

OUTSIDE

At the rear there is an enclosed low maintenance garden with outside tap.

SINGLE INTEGRAL GARAGE

With electrically operated remote control up-and-over door, power and lighting.

LEASE INFO ETC.

A leasehold property with the benefit of Freehold included. A ground rent of £50 per annum is payable to the Freeholder. Flat 7A above is a separate leasehold,

There is a 999 year lease with 967 years remaining.

SERVICES

Mains water, gas, electricity and drainage are connected.



COUNCIL TAX

The property is in Council Tax band A.

DIRECTIONS

From High Street head south turning right on to Wharf Road (A52) and left on to Commercial Road. Follow the road and take the left turn beside The Maltings Dental Practice onto Brewery Hill (one-way street). The property is on the left-hand side.

GRANTHAM

The property is within a short walk to the town centre with all its amenities, bus station and the 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 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.

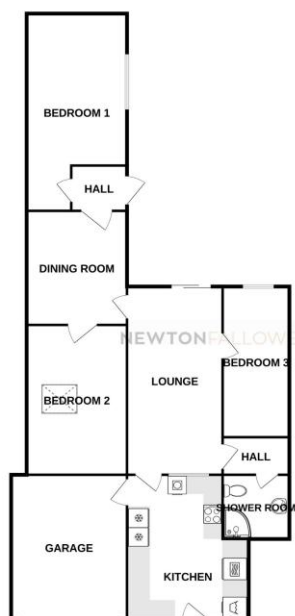
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.

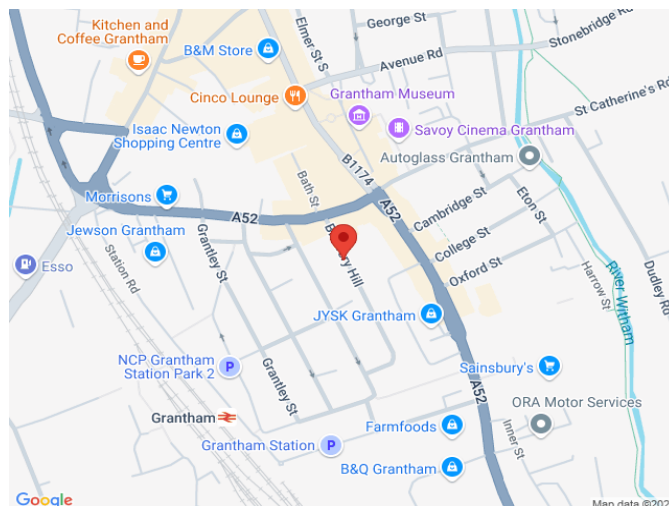


Floorplan

GROUND FLOOR
2778 sq.ft. (258.0 sq.m.) approx.



TOTAL FLOOR AREA: 2778 sq.ft. (258.0 sq.m.) approx.
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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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