



2 University Court,
NG31 6HL Grantham



£92,500

- Attention First Time Buyers / Investors
- First Floor Flat
- Spacious Accommodation
- Close To Town
- Open-plan Living/Dining/Kitchen Space
- Two Bedrooms
- Bathroom
- Allocated Parking Space
- No Chain
- Leasehold - EPC: Rating C



Just a short walk from Grantham town centre, is this well-presented Two Bedroom First Floor Flat! With the benefit of being sold with no chain, it is ideally suited to a first time buyer, investment buyer and anyone looking for a low maintenance property! The accommodation briefly comprises as follows: Entrance Hall, Open-plan Kitchen/Lounge/Diner, Two Bedrooms and a Bathroom. Further benefits include gas fired central heating, uPVC double glazed windows throughout and an allocated off road parking space. The kitchen benefits from integrated appliances such as gas hob, electric oven, extractor fan, fridge freezer and dishwasher. Call now to avoid missing out!

ACCOMMODATION

COMMUNAL ENTRANCE

With intercom secure entry and stairs rising to the first floor landing.

ENTRANCE HALL

With intercom system, cupboard storage, cupboard housing the heating boiler and carpet.

LOUNGE / DINER AREA

3.21m x 4.26m (10'6" x 14'0")

With uPVC double glazed window to the rear aspect, radiator, wall lights and carpet. Open to the kitchen area.



KITCHEN AREA

3.2m x 2.67m (10'6" x 8'10")

Having a good range of base level cupboards and drawers with matching eye level cupboards, work surfacing with inset stainless steel sink and drainer and tiled splashback, inset gas hob with electric oven beneath and pull-out extractor over, space and plumbing for washing machine, integrated dishwasher and fridge freezer, vinyl flooring.

BEDROOM ONE

3.2m x 2.71m (10'6" x 8'11")

With uPVC double glazed window to the front aspect, radiator and carpet.

BEDROOM TWO

2.54m x 4.93m (8'4" x 16'2")

With uPVC double glazed window to the rear aspect, radiator and carpet.

BATHROOM

2.52m x 1.67m (8'4" x 5'6")

Having uPVC double glazed window to the front aspect, panelled bath with electric shower over and glazed shower screen, pedestal wash basin and low level WC., fully tiled walls, vinyl flooring, extractor fan, shaver point, radiator and storage cupboard.

OUTSIDE

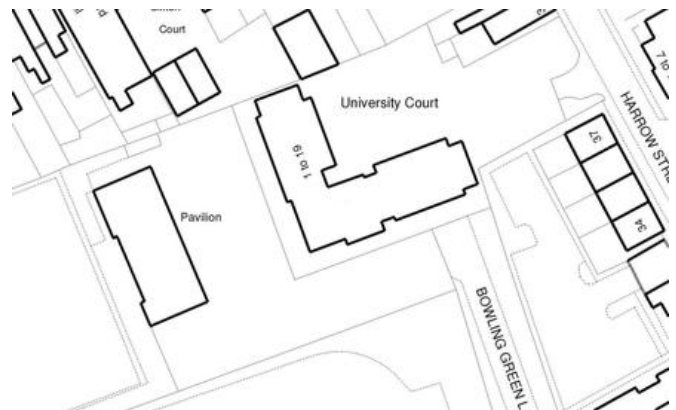
There is a communal carpark with ALLOCATED PARKING FOR ONE VEHICLE and bin store.

SERVICES

Mains water, gas, electricity and drainage are connected.

LEASE ETC

The apartment has approximately 979 years remaining on the lease. The service charges is £1,590.91 per annum. The service charge includes building insurance, cleaning internal communal areas, carpark and ground maintenance, communal electricity, repairs and general maintenance, window cleaning etc.



COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south on to St Peter's Hill, over the traffic lights on to London Road taking the third left turn on to Oxford Street, right at the bottom into Harrow Street and right into University Court.

GRANTHAM

The property is situated within walking distance of the town and all amenities.

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.

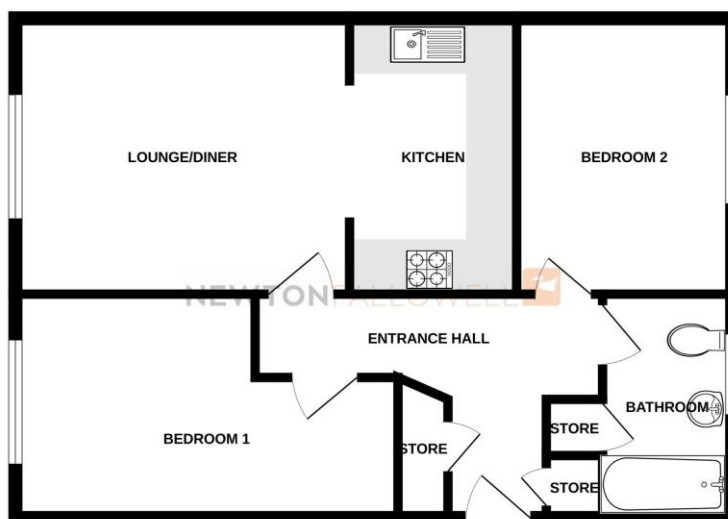
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services.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

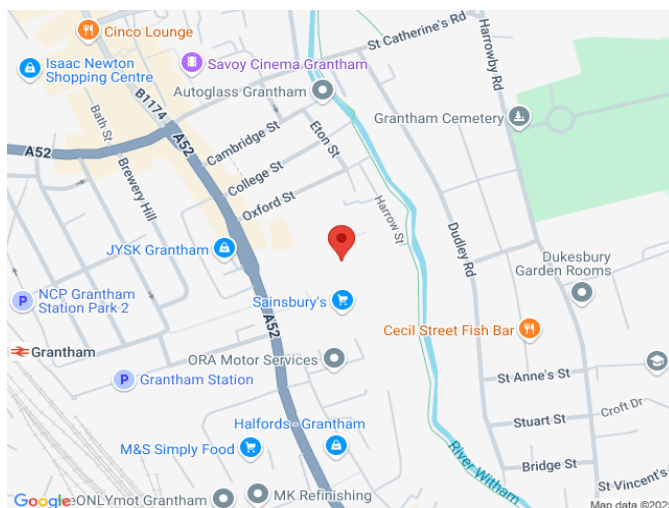


Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 as to their operability or efficiency can be given.
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