



28 Elvaston Court ,
Grantham. NG31 7FL



£105,000

- First Floor Apartment
- Convenient Popular Location
- Ideal First Home Or Investment
- Spacious Lounge
- Modern Kitchen & Bathroom
- Two Double Bedrooms
- Allocated Parking
- No Chain
- Leasehold
- EPC: Rating C



A potential investment opportunity or ideal first home, this first floor apartment is located within an attractive modern development! Conveniently located within walking distance of Grantham's town centre and train station, it is ideally suited for a range of buyers. The accommodation comprises as follows: Lobby, Hallway, Family Bathroom, Two Bedrooms, Spacious Living Room, and a Kitchen. Viewing highly advised!

ACCOMMODATION

COMMUNAL HALLWAY

With entry intercom system and remote lock access door.

ENTRANCE LOBBY

With solid door to entrance hall.

HALLWAY

Having radiator, intercom entry and cupboard housing the hot water storage tank.

KITCHEN

2.75m x 2.72m (9'0" x 8'11")

With uPVC double glazed window to the front aspect, tile effect flooring, a range of eye and base level units, roll edge work surfaces and tiled splashbacks, inset stainless steel sink and drainer with mixer tap over, 4-ring gas hob with single oven beneath and pull-out extractor fan over, space and plumbing for washing machine and dishwasher, space for full height fridge freezer and radiator.



LIVING ROOM

4.54m x 3.45m (14'11" x 11'4")

With two uPVC double glazed windows to the front aspect, two radiators.

BEDROOM ONE

3.46m x 2.67m (11'5" x 8'10")

With uPVC double glazed window to the rear aspect overlooking the communal carpark, radiator.

BEDROOM TWO

2.92m x 2.35m (9'7" x 7'8")

With uPVC double glazed window to the rear aspect also overlooking the communal carpark, radiator.

BATHROOM

2.73m x 1.61m (9'0" x 5'4")

With a 3-piece white suite comprising panelled bath with fully tiled splashback to shower area, pedestal wash handbasin with tiled splashback and a close coupled WC., radiator and ceiling extractor fan.

OUTSIDE

There are communal gardens and an ALLOCATED PARKING SPACE in the communal carpark.

TENURE

The property is Leasehold. There are approximately 131 years remaining on the lease.

CHARGES

The current annual ground rent is £201.40 and the current annual service charge is £1,388.84 (paid December 2024).

SERVICES

Mains water, gas, electricity and drainage are connected.



DIRECTIONS

From High Street proceed south passing the Sir Isaac Newton statue on the left-hand side and Sainsburys. Take the right turn on to Springfield Road, left on to Caunt Road and right on to Kedleston Road. Bear right and Elvaston Court is at the end.

GRANTHAM

Local amenities are available on Springfield Road to include local bus service to town 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 NOTE

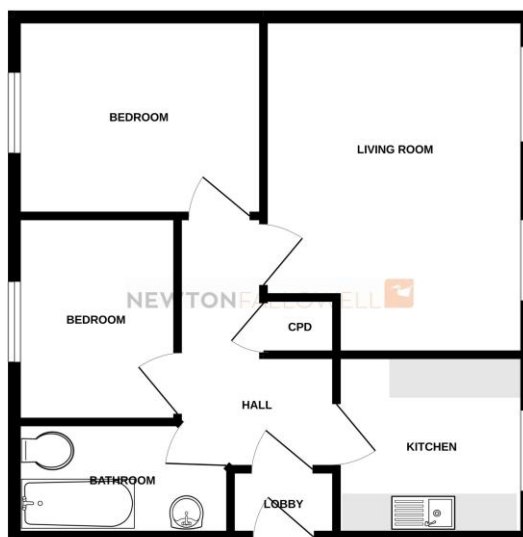
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall, not maximum measurements.

All services and appliances have not and will not be tested.

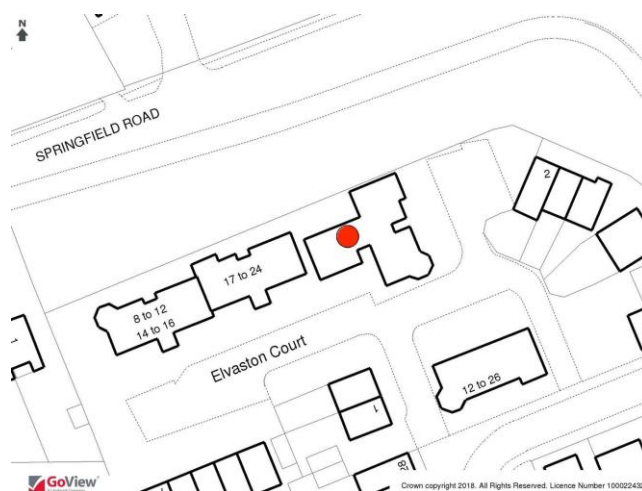


Floorplan

GROUND FLOOR



While 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 service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Marked with Metreps 10/2022



 **NEWTONFALLOWELL**

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