



32 Elvaston Court,
Grantham. NG31 7FL



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Guide Price £110,000

- Second Floor Apartment
- Two Double Bedrooms
- Well Presented Throughout
- Spacious Lounge/Dining Room
- Kitchen & Bathroom
- Well Maintained Property
- Allocated Parking
- Low Maintenance Property
- Ideal FTB or Investment
- Leasehold – EPC: Rating to be assessed



Situated with just a short walk from Grantham town centre and train station is this well-presented two bedroom second floor flat! Offering two generous bedrooms, large lounge/dining area, kitchen, and family bathroom, the home is low-maintenance and therefore makes for a fantastic first time buyer/investment opportunity. The property boasts close proximity to many local amenities and schools, with most being within walking distance! Call now to avoid missing out!

ACCOMMODATION

COMMUNAL ENTRANCE

With entry intercom system and remote lock access door.

LOBBY

With solid entrance door.

HALLWAY

With storage cupboard, radiator, intercom system and access to loft space.



KITCHEN

2.86m x 2.67m (9'5" x 8'10")

Having uPVC double glazed window to the front, a good range of base level cupboards and drawers with matching eye level cupboards, work surfacing with inset stainless steel sink and drainer, inset gas hob with oven beneath and pull-out extractor over, under unit space and plumbing for washing machine and dishwasher, tiled splashbacks, wall mounted gas fired heating boiler, radiator and vinyl flooring.

LOUNGE / DINING AREA

4.55m x 4.11m (14'11" x 13'6")

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

BEDROOM ONE

4.61m x 2.68m (15'1" x 8'10")

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

BEDROOM TWO

2.3m x 2.91m (7'6" x 9'6")

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

BATHROOM

2.72m x 1.6m (8'11" x 5'2")

Having panelled bath with tiling to wet areas, pedestal wash basin with tiled splashback, low level WC., extractor fan, radiator and vinyl flooring.

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 INFO

The current annual ground rent is £201.40 and the current annual service charge is £1,388.84 approximately.



SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

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'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

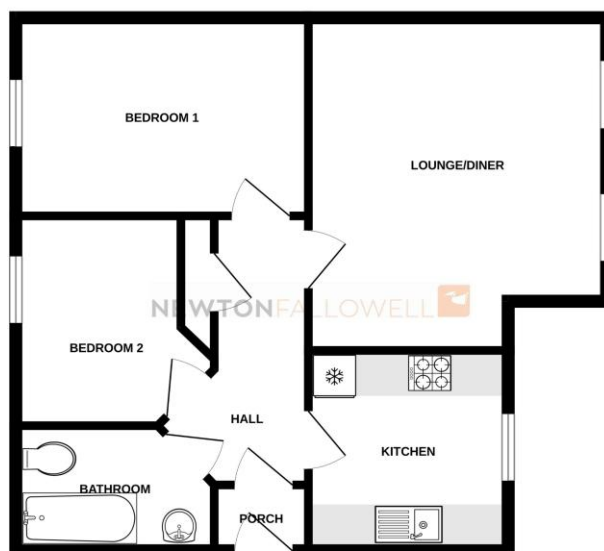
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 purchase. The service, quality and quantity of materials are not stated and no guarantee as to their quantity or efficiency can be given.
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