



41B Castlegate,  
Grantham. NG31 6SS



**£75,000**

- POTENTIAL 10% YIELD!
- Spacious Accommodation
- First Floor Flat
- Close To Local Amenities
- Short Walk To Town Centre
- Open-Plan Kitchen / Diner
- Generous Bedroom Size
- Ideal For Investors / First Time Buyers
- Leasehold
- EPC: Rating D



**\*\*Potential 10% Yield\*\*** Conveniently located a short walk to Grantham Town Centre is this beautifully presented one bedroom first floor flat! The property offers comfortable and easily run accommodation within easy access to the town's local amenities. The flat offers spacious accommodation and comprises as follows: Entrance Porch, Kitchen/Dining Area, Lounge Area, Bathroom and a generous Bedroom. Call now to arrange your viewing!

## ACCOMMODATION

### ENTRANCE PORCH

With stairs leading to the first floor accommodation.

### DINING AREA

3.14m x 3.92m (10'4" x 12'11")

Having uPVC double glazed window to the front aspect, radiator and laminate flooring. Open to the kitchen area and door to a courtyard area which has an external staircase with access to the roof.

### KITCHEN

3.32m x 2.02m (10'11" x 6'7")

With uPVC double glazed window to the front and side aspect, eye and base level units, inset one and a half bowl stainless steel sink and drainer, work surfacing with inset electric hob with extractor over and oven beneath, wall mounted central heating boiler, space and plumbing for washing machine and laminate flooring.





## LOUNGE

3.12m x 2.84m (10'2" x 9'4")

Having uPVC double glazed window to the front aspect, radiator and laminate flooring.

## BEDROOM

4.63m x 3.02m (15'2" x 9'11")

A dual aspect room with uPVC double glazed window to the front and side, built-in wardrobe, radiator and laminate flooring.

## BATHROOM

1.44m x 2.64m (4'8" x 8'8")

Having uPVC obscure double glazed window to the side aspect, panelled bath with shower over and glazed screen, pedestal wash basin and low level WC., tiling to wet areas, extractor, heated towel rail and vinyl flooring.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## TENURE

The property is leasehold. There will be a 999 year lease starting from completion of the sale.

## DIRECTIONS

From High Street continue onto Watergate following the one-way system turning right onto Broad Street and left onto Brook Street. At the traffic lights adjacent to the King's School turn right onto Castlegate and the property is on the corner of Redcross Street.

## GRANTHAM

The property is within easy walking distance of the town centre, local schools and Wyndham Park. There is a bus service along Brook Street, a short walk away, with local services as well as buses to Lincoln and Sleaford. 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

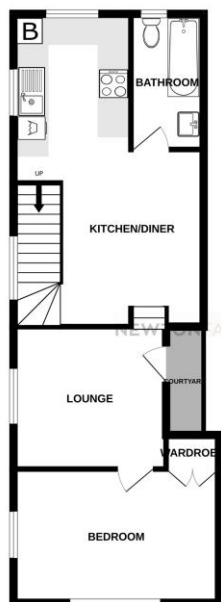
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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