



12 Elvaston Court,
Grantham. NG31 7FL



Offers In Excess Of £110,000

- Second Floor Apartment
- Living Room With Large Oriel Window
- Fitted Kitchen With Appliances
- Two Good Sized Bedrooms
- Bathroom/WC
- Numbered Parking Space
- Ideal First Home/ Buy To Let
- Distant Views
- Gas Central Heating
- Leasehold - EPC: Rating C



AN IDEAL FIRST PURCHASE or BUY TO LET purchase, this attractive apartment is situated at second floor level and hence enjoys open aspects, particularly from a large oriel window in the living room. The accommodation is approached via a common entrance with intercom and briefly comprises as follows: Lobby, hall, kitchen, living room, two good sized bedrooms and a bathroom/WC. Gas fired central heating is fitted and there is a dedicated parking space immediately in front of the building.

ACCOMMODATION

COMMUNAL ENTRANCE

Having intercom entry system and remote lock access door.

ENTRANCE LOBBY

With door to the entrance hall.

KITCHEN

2.64m x 2.67m (8'8" x 8'10")

Having uPVC double glazed window to the front aspect, eye and base level units incorporating wine rack, work surface with inset stainless steel sink and drainer, inset gas hob with extractor over and electric oven beneath, under counter space for washing machine, space for fridge freezer, wall mounted gas fired central heating boiler, radiator, tiled splashbacks and tiled floor.



LIVING ROOM

3.76m x 5.64m (12'4" x 18'6")

Having uPVC double glazed oriel window to the front and two radiators.

BEDROOM 1

2.69m x 3.66m (8'10" x 12'0")

With uPVC double glazed window overlooking the carpark and radiator.

BEDROOM 2

2.29m x 2.84m (7'6" x 9'4")

With uPVC double glazed window to the rear and radiator.

BATHROOM

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

Having a white suite of panelled bath with electric shower over and tiling to wet area, pedestal wash basin with tiled splashback and a low level WC., extractor fan, radiator and tiled flooring.

OUTSIDE

There is an open area to the front laid to lawn and a communal carpark at the rear with ONE ALLOCATED PARKING SPACE. There is also a bike shed and visitor parking.

LEASE AND CHARGES

There are 131 years of the original lease remaining. The service charges are £1,388.84 per annum and ground rent £201.40 per annum.

TENURE

The property is Leasehold.

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 onto London Road passing Sainsburys on the left and at the traffic lights turn right onto Springfield Road. Take the left turn at the traffic lights onto Caunt Road, right onto Kedleston Road and right onto Elvaston Court where the apartment can be located.

GRANTHAM

Local amenities are available on Springfield Road to include local bus service to town, the railway station, and fast food takeaway as well as Aldi on Trent Road.

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 required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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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