



26 Premier Court, Grantham



£125,000

- Corner apartment
- Views in three directions
- Communal gardens and parking
- Two bedrooms
- Spacious living room
- Shower room
- Leasehold
- EPC rating C



A beautifully kept first floor apartment for the over 55's within easy walking distance of town centre amenities and views in three directions make this an interesting retirement home where you always feel at the heart of things. The accommodation is both light and surprisingly spacious with a cheerful atmosphere. A private entrance and staircase with stair lift leads to the first floor where there is an attractive fitted kitchen, a well proportioned living room with bay window, main bedroom, second bedroom also with a bay window and a shower room/WC. Gas fired radiator central heating with a modern combination boiler and upvc double glazing make the property a snug and easily kept home. Communal gardens and parking. There is also a Laundry and Day Room and various group events are organised within the complex. Viewing highly recommended.

ACCOMMODATION

With entrance door and stairs leading to:

FIRST FLOOR HALLWAY

Having intercom switch and alarm pull cord system, smoke alarm, double radiator, cloaks cupboard and loft hatch access. A glazed door leads through to:

KITCHEN

2.79m x 2.59m (9.2ft x 8.5ft)

With uPVC double glazed window overlooking the communal garden, double radiator, roll edge work surface with inset stainless steel sink and drainer with mixer tap over, a range of eye and base level units, inset 2-ring ceramic hob, single electric oven, space for under counter fridge and freezer and tiled splashbacks. There is a communal laundry if required.



LOUNGE / DINER

5.56m x 3.86m (18.2ft x 12.7ft)

With uPVC double glazed bay window looking down Watergate, uPVC double glazed window to the rear overlooking the communal courtyard, single radiator.

BEDROOM ONE

3.4m x 3.12m (11.2ft x 10.2ft)

With uPVC double glazed window to the side aspect (southerly) and uPVC double glazed window to the opposite side (westerly), single radiator.

BEDROOM TWO

2.59m x 2.13m (8.5ft x 7ft)

With uPVC double glazed walk-in bay window (westerly facing) and single radiator.

SHOWER ROOM

2.87m x 1.75m (9.4ft x 5.7ft)

With uPVC obscure double glazed window to the side aspect, single radiator, cupboard housing Worcester Bosch gas fired combination boiler with shelf storage and a white suite comprising low level WC, pedestal wash handbasin and fully tiled shower cubicle with glazed shower screen and electric shower within.

OUTSIDE

Premier Court benefits from parking, communal gardens and seating areas.

NOTE

There is also a Day Room where there is often residents' activities, a bookable Guest Facility and Laundry. There is an on site manager's office. The complex is covered by a 24 hour Careline Response System for out of hours emergencies.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.

LEASE, CHARGES ETC.

The lease term is 999 years with 964 years remaining. The service charge is currently £1,860 per annum to include window cleaning, maintenance and buildings insurance. The ground rent is £72.20 per annum.



DIRECTIONS

From High Street continue on to Watergate following the one way system turning right on to Broad Street where you will see the entrance to the development on the right.

GRANTHAM

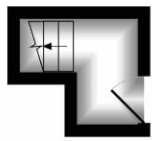
Premier Court is situated within the town, very close to Asda and Lidl and within flat walking distance of local bus service. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross, with an average journey time of 1 hour 12 minutes. The town also has excellent schooling at all levels, several supermarkets and a Saturday street market.

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



Floorplan



GROUND FLOOR



1ST FLOOR

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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