



15 University Court, Grantham
£94,995

 **NEWTON FALLOWELL**

15 University Court

Grantham, Grantham

Spacious first-floor apartment near town centre with lounge, kitchen, two double bedrooms, bathroom, parking, double glazing, and gas heating. No onward chain. Ideal for first-time buyers.

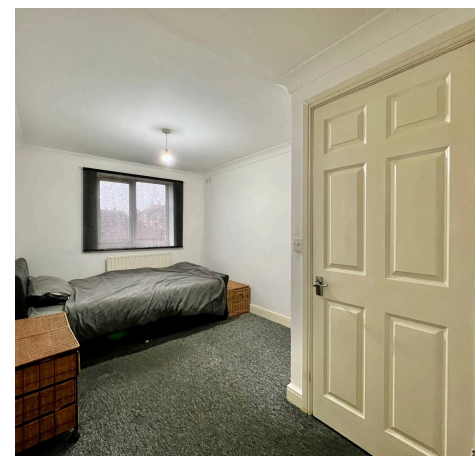
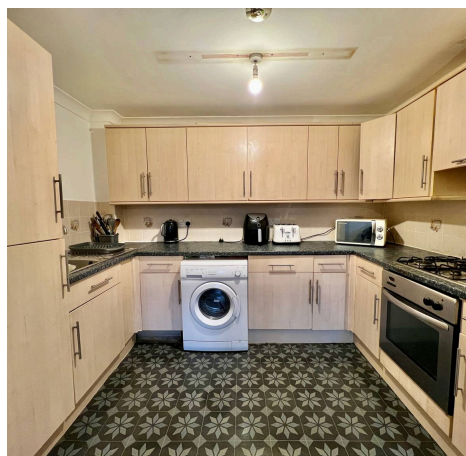
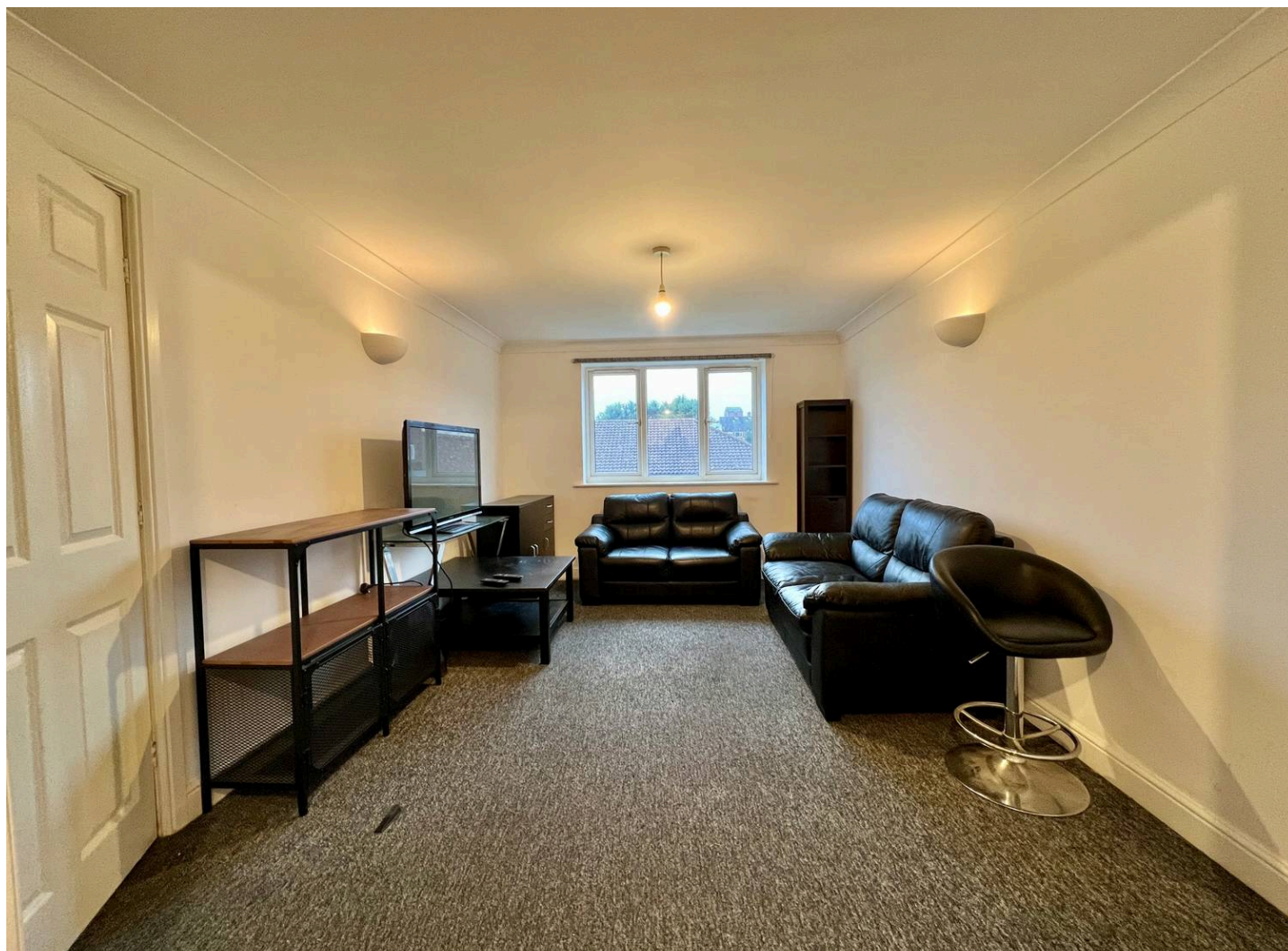
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Popular Residential Location
- Close To Local Amenities
- Two Double Bedrooms
- Well-Presented
- Open-Plan Kitchen / Living Space
- Bathroom
- Allocated Parking
- EPC Rating: B
- Council Tax Band: A
- Attention Investors / First Time Buyers





ENTRANCE HALL

LOUNGE / DINER

10' 6" x 14' 0" (3.21m x 4.26m)

KITCHEN

10' 6" x 8' 8" (3.19m x 2.65m)

BEDROOM ONE

8' 5" x 10' 0" (2.57m x 3.06m)

BEDROOM TWO

10' 6" x 8' 10" (3.20m x 2.70m)

BATHROOM

8' 2" x 5' 7" (2.50m x 1.70m)

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

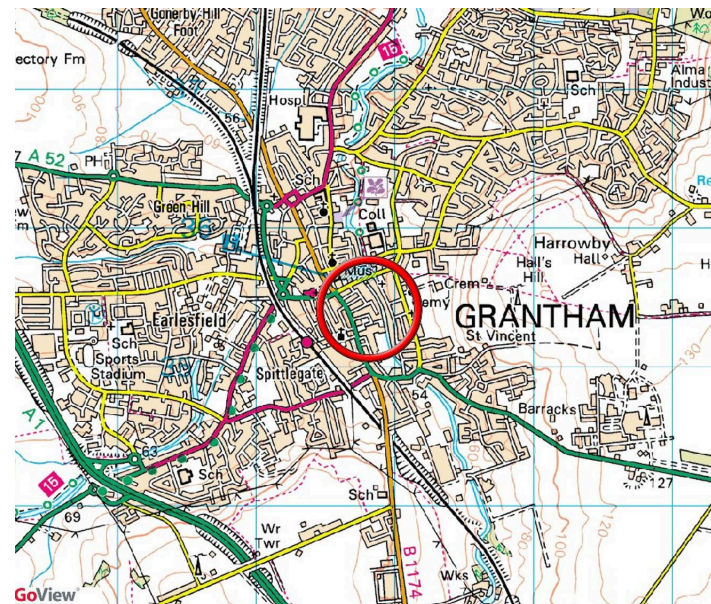
The property is in Council Tax Band A.

DIRECTIONS

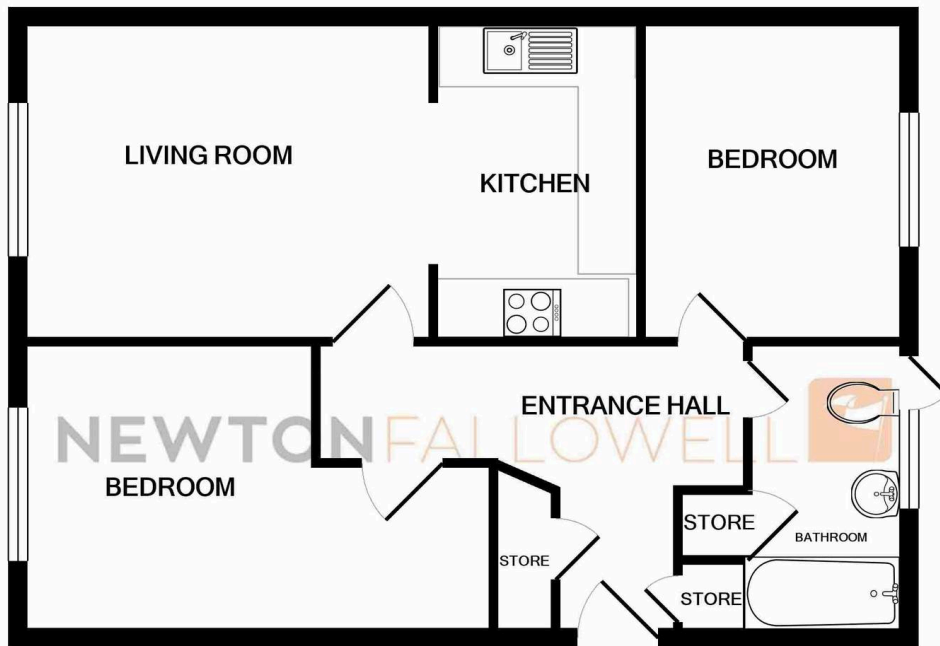
From High Street proceed south on to St Peter's Hill, over the traffic lights on to London Road taking the third left turn on to Oxford Street, right at the bottom in to Harrow Street and right in to University Court.

AGENTS 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.

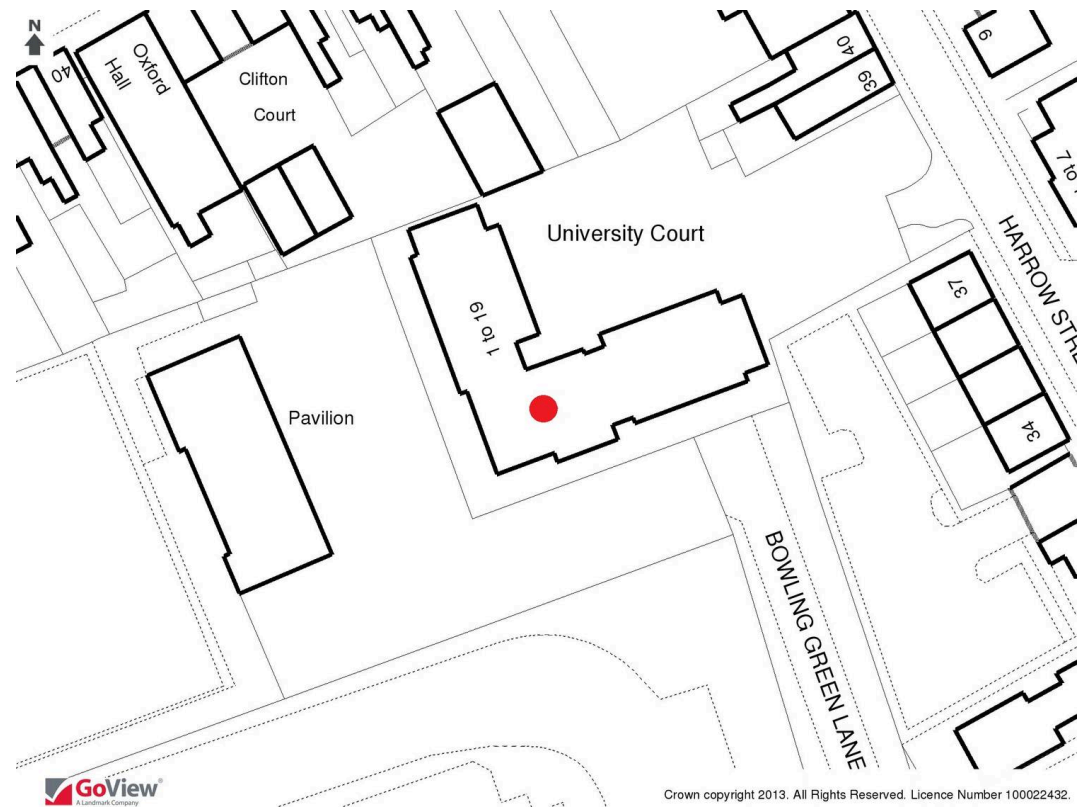






TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.8 SQ.M.)

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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