

24 Brick Kiln Place, Grantham

In Excess of £158,000

NEWTON FALLOWELL

24 Brick Kiln Place

Grantham

Modern 2-bed, second floor apartment for over 55s with lift, on-site facilities, parking, gardens, roof terrace, and no onward chain. Bright, secure, and 660 sq ft. Vacant possession.
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Second Floor Retirement Apartment
- Purpose Built Development
- For Over 55's Age Group
- Naturally Bright South Western Aspect
- 75% Shared Ownership
- Spacious Living Room
- Two Bedrooms
- Jack and Jill Wet Room
- Comprehensive on Site Facilities
- Lift to All Levels



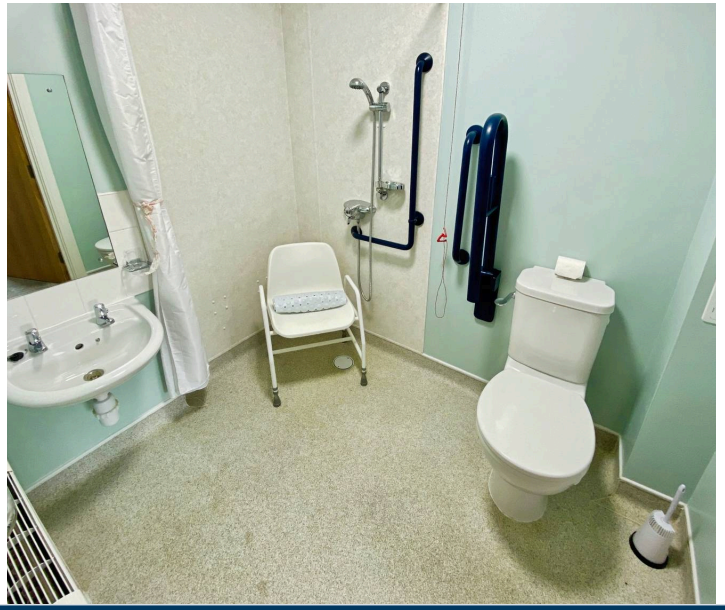












ENTRANCE HALL

Private entrance door with glazed panel looking into the communal hallway, smoke alarm, central heating thermostat, intercom system with emergency pull-cord and double doors giving access into a built-in shelved storage cupboard with meters, light and electric boiler for hot water and radiator. A door leads to the Jack and Jill wet room from the entrance hall.

STORE

Useful store room/linen cupboard containing electric heater unit.

LIVING ROOM

14' 2" x 11' 1" (4.32m x 3.38m)

Positioned on the south west corner, a naturally light room with twin aspect double glazed windows to the side and rear and double glazed door to Juliette style balcony, radiator with protective cover, smoke alarm, and open archway to:

KITCHENETTE

11' 0" x 5' 8" (3.35m x 1.73m)

With double glazed window to the side aspect, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, inset Zanussi 4-ring stainless steel electric hob with stainless steel extractor hood over and stainless steel single electric oven beneath (unused), eye and base level units including large larder style cupboard, space and plumbing for washing machine or dishwasher.

MASTER BEDROOM

17' 6" x 11' 0" (5.33m x 3.35m)

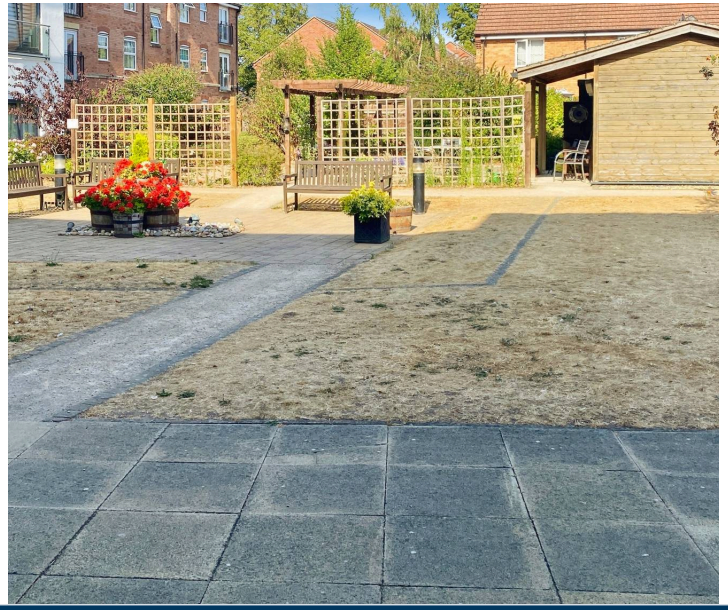
A generous sized room with double glazed window to the rear aspect, electric radiator, smoke alarm and alarm pull-cord. Range of fitted wardrobes with dressing table and bed head cupboards.

JACK AND JILL WETROOM

7' 3" x 5' 8" (2.21m x 1.73m)

Having radiator with cover, extractor fan, emergency pull-cord, shaver socket, a 2-piece white suite comprising low level WC with grab rail incorporating toilet roll holder, wash handbasin set at wheelchair height and a shower area with drainage point, grab rail, mermaid shower boarding and a wrap around shower curtain.







BEDROOM 2

10' 2" x 7' 9" (3.10m x 2.36m)

With double glazed window to the rear aspect, electric radiator with cover, and smoke alarm.

SERVICES

Mains electricity, water and drainage are connected. Electric heating system.

TENURE

There is approximately 112 years of the original 125 year term.

SERVICE CHARGES

There is a weekly service charge (variable) of £108.55 to include building insurance, light and heat.

ON SITE FACILITIES

There is a mini shop (Parson's Store), hairdressers (Thatchers), launderette and cafe/restaurant which serves meals at breakfast time, lunchtime and evenings. There are communal seating areas on each floor and communal gardens with covered seating which are well maintained. In addition to this there is satellite TV feed/Cable/Freeview and 24 hour alarm call system, door entry system, hobbies and activities rooms and several comfortable communal lounges. There is also an assisted bathroom facility if required, lifts, mobility scooter storage and a generous car park ideal for residents or visitors.

LACE HOUSING

Lace Housing are the Landlords and Management Company. Any purchase will be subject to application to Lace Housing to ensure their purchasing/rental criteria are satisfied.

PETS

Each request is considered individually with the Management Company.





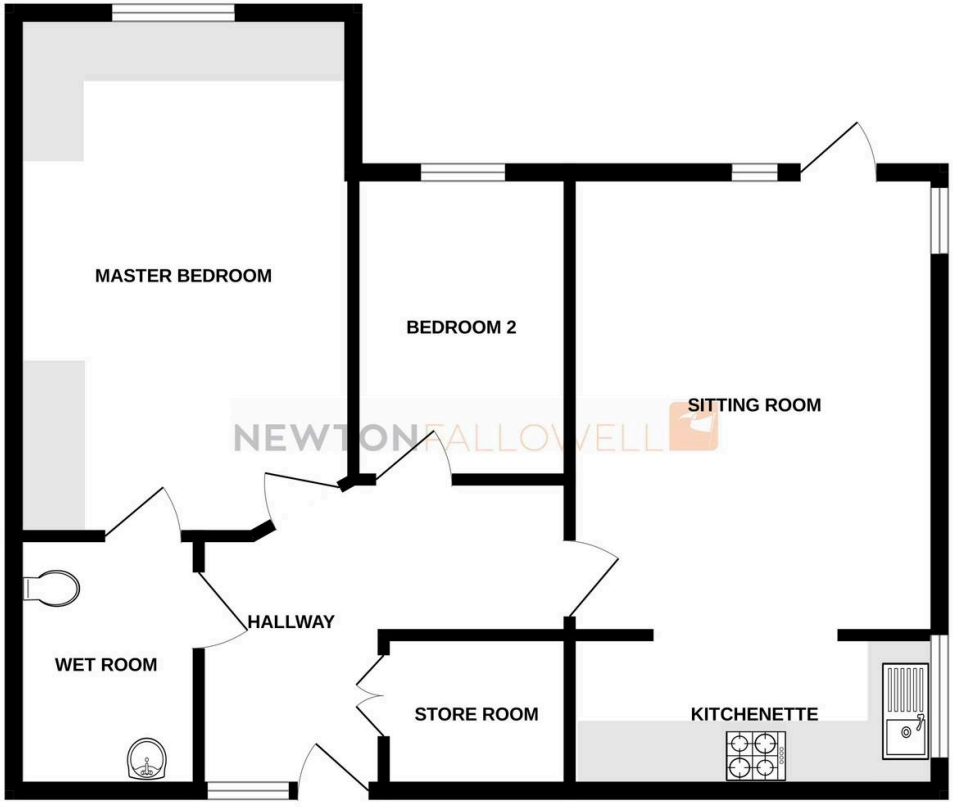



Thatcher's
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SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Newton Fallowell Grantham
Newton Fallowell, 68 High Street, Grantham - NG31 6NR
01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

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