



6b Avenue Road, Grantham
£92,500

 **NEWTON FALLOWELL**

6b Avenue Road

Grantham

Spacious top-floor apartment in Grantham town centre with modern kitchen, large lounge, separate W/C, shared courtyard garden, and easy access to amenities. Ideal for first-time buyers or investors.

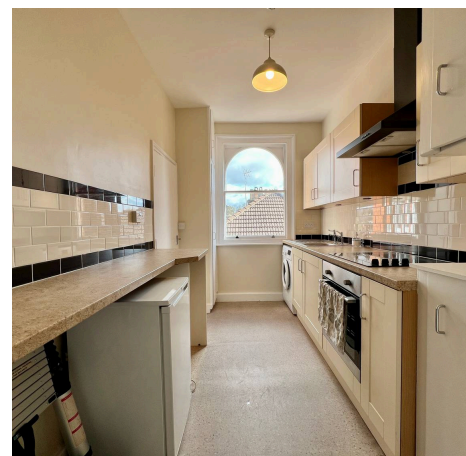
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Character Property
- Modern Dimplex Quantum Storage Heaters
- 9ft Coved Ceilings
- Ample Parking Options Are Available Locally
- One Double Bedroom
- Generous Lounge / Diner
- Close To Local Amenities
- 600 Square Foot Of Accommodation
- Shared Courtyard
- Council Tax Band: A





ENTRANCE HALL

W/C

3' 1" x 5' 11" (0.95m x 1.81m)

BATHROOM

5' 9" x 5' 5" (1.74m x 1.65m)

KITCHEN

6' 10" x 11' 1" (2.08m x 3.37m)

LOUNGE

14' 10" x 14' 11" (4.53m x 4.55m)

BEDROOM ONE

14' 11" x 8' 5" (4.54m x 2.57m)

COMMUNAL COURTYARD GARDEN

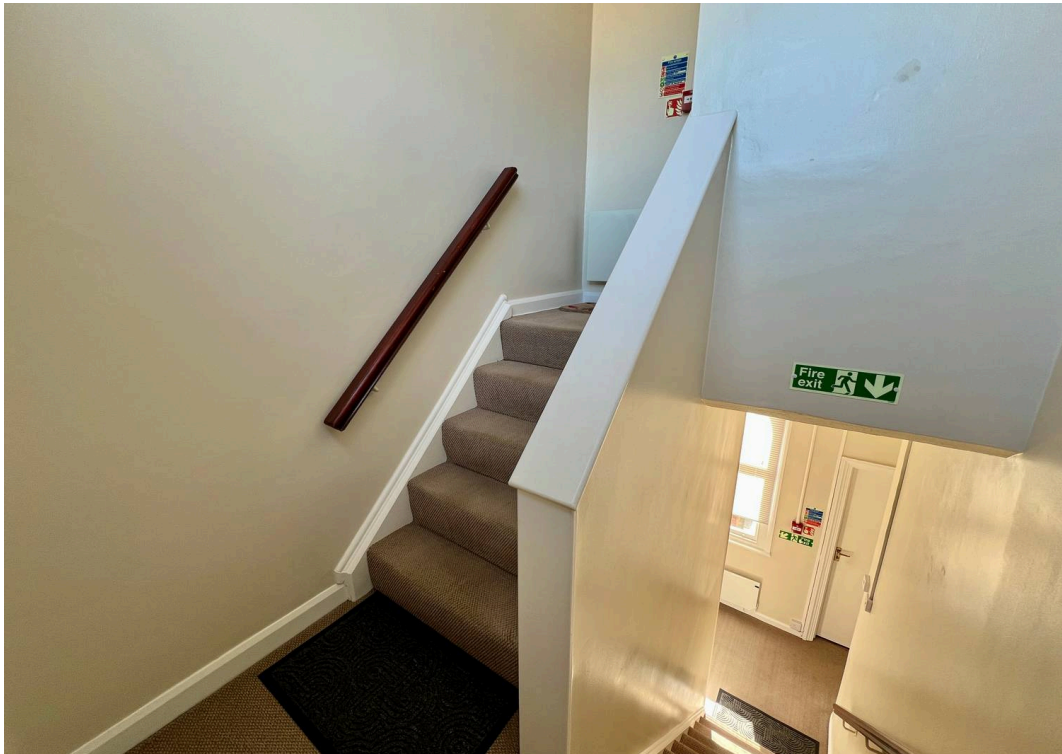
AGENTS NOTE

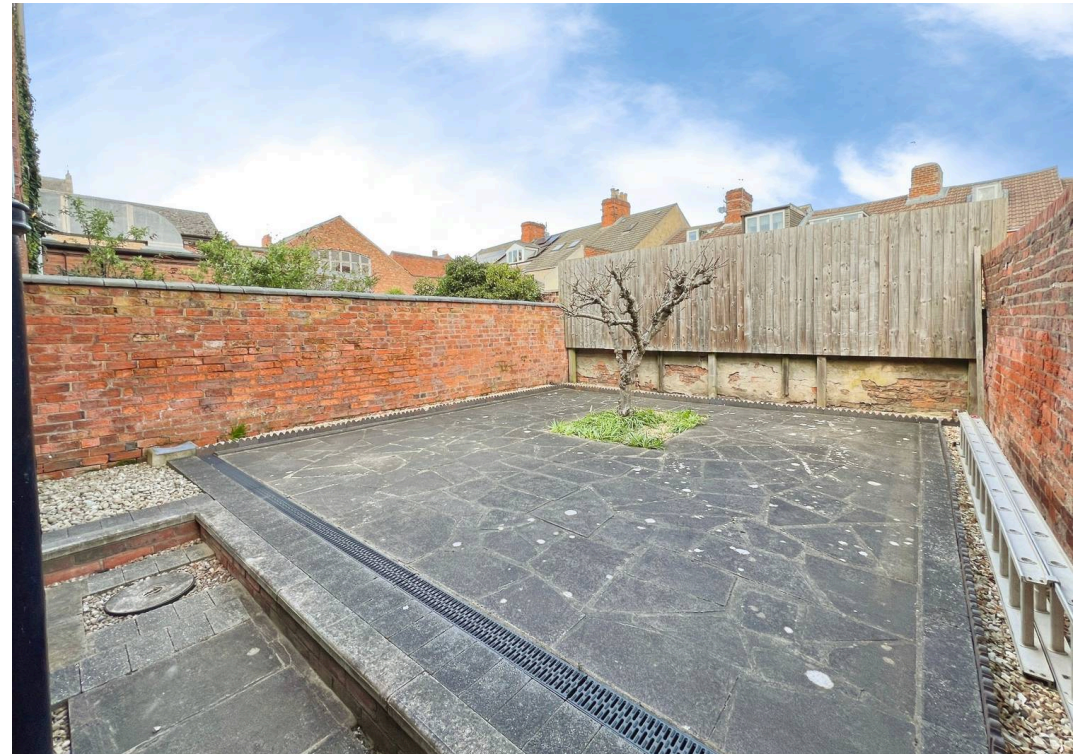
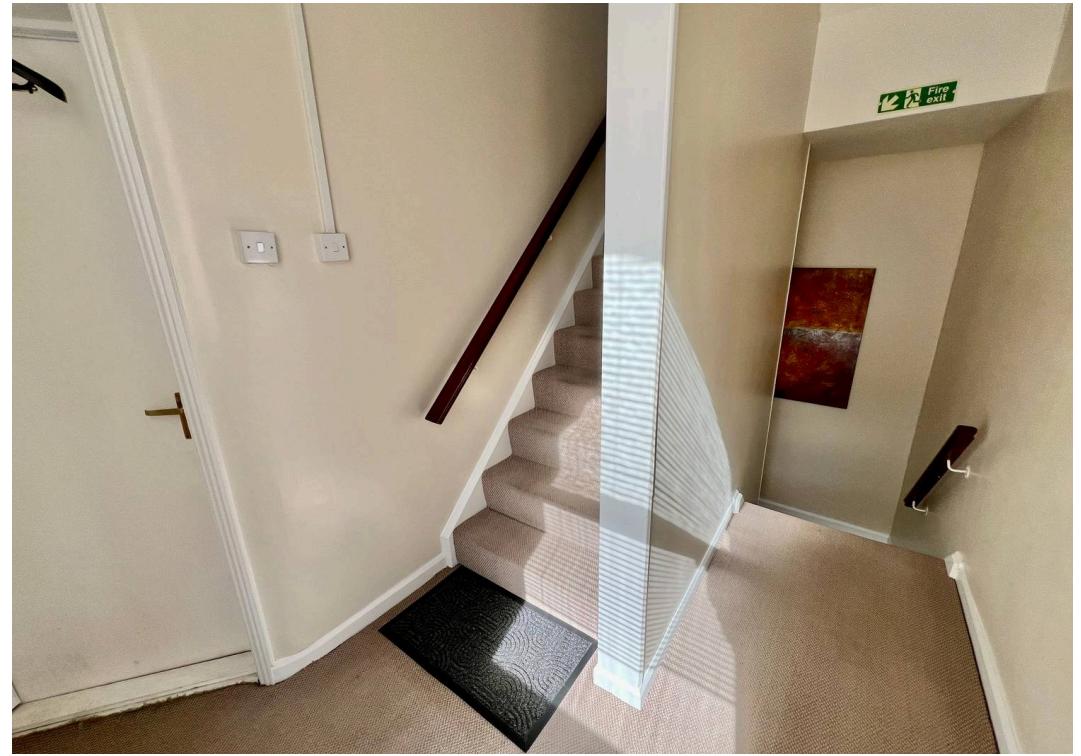
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

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 £300 if you use their services.







GROUND 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

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