



Premier Court, Grantham



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Leasehold



Key Features

- Ground Floor Apartment
- Retirement Complex
- Two Bedrooms
- Gas Central Heating
- Well-Presented Throughout
- Spacious Accommodation
- EPC rating C





Located in a sought-after spot on Premier Court, this attractive ground-floor apartment forms part of a purpose-built retirement development for those aged 55 and over. Tucked away in a quiet, private corner of the complex, the property offers both comfort and convenience. The well-presented accommodation includes an entrance hall, a fitted kitchen, a spacious living room, two bedrooms, and a generously sized shower room. There are also several useful storage cupboards throughout. Residents benefit from an on-site warden, emergency pull cords in every room, and access to communal facilities such as a laundry room and residents' lounge.

EPC rating: C. Tenure: Leasehold. Service charge managed by FirstPort Retirement Property Services.

ACCOMMODATION

ENTRANCE HALL

LOUNGE

3.47m x 5.05m (11'5" x 16'7")

KITCHEN

3.38m x 2.81m (11'1" x 9'2")

BEDROOM ONE

3.7m x 4.45m (12'1" x 14'7")

BEDROOM TWO

2.22m x 3.3m (7'4" x 10'10")

SHOWER ROOM

2.26m x 1.74m (7'5" x 5'8")

GRANTHAM

Premier Court is situated within the town, very close to Asda and Lidl and within flat walking distance of local bus services.

There is a charming selection of tea rooms, cafes, restaurants, traditional style pubs and a great choice of supermarkets. Oldrids Downtown is a very popular superstore and garden centre at the edge of town just off the A1. Next to Belton Woods Hotel is Belton Garden Centre, which boasts a very successful café/restaurant.

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.

PREMIER COURT

Premier Court benefits from having an allocated parking space, communal gardens and seating areas. There is also visitor parking on a first come first served basis.

FACILITIES

There is a Day Room where there are often residents' activities, a bookable Guest Suite Facility and Laundry, on site manager's office and a 24-hour Careline Response System for out of hours emergencies.

SERVICES

Mains water, gas, electricity and drainage are connected.

LEASE

The lease term is 999 years with 961 years remaining. There is a service charge of £2,419 per annum to include window cleaning, maintenance and buildings insurance, and a ground rent of £79.20 per annum.

COUNCIL TAX

The property is in Council Tax Band B.

DIRECTIONS

From High Street continue onto Watergate following the one-way system turning right at the traffic lights onto Broad Street where you will see the entrance to Premier Court on the right-hand side.

AGENTS NOTE

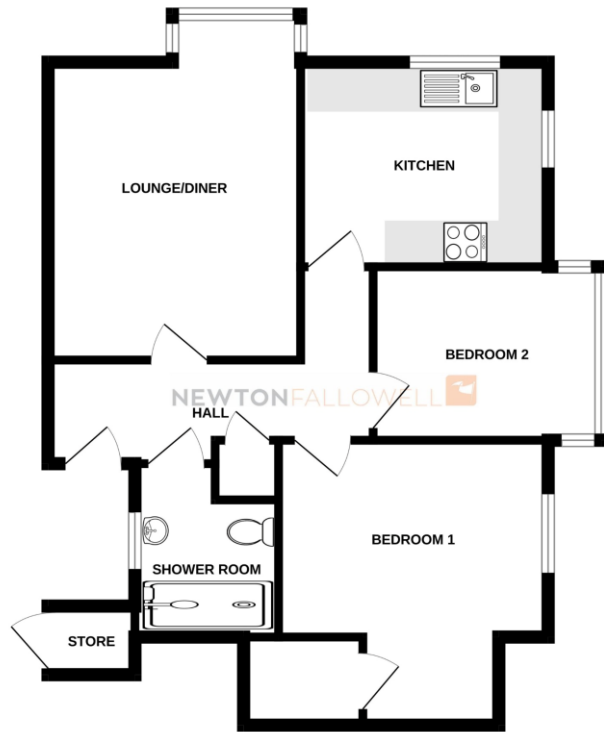
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are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





Floorplan

GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



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