



Connells

Flat 2 Westgate  
Grantham



## Property Description

Connells are pleased to present this great opportunity to purchase this recently modernised first floor two bedroom flat in a listed building, in an ideal location in the centre of Grantham. The property comprises of a lounge, kitchen, diner area, bathroom and two bedrooms. This listed building is in the town centre and has everything on the doorstep and the train station is only a five minute walk which means the property would be perfect for a first time buyer or investor. No chain here!

The market town of Grantham is a superbly located town set in the centre of a number of larger towns and cities.

Nottingham, Lincoln, Boston, Spalding, Peterborough, Stamford and Leicester are all approximately 30 miles away.

The mainline train station in the town centre takes you to London Kings Cross in only 58 minutes.

\*Option to purchase freehold of the building includes the four flats as well as two shops on the ground floor.\*

## Agents Note

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with

regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

### Lounge

11' 5" x 9' 2" ( 3.48m x 2.79m )

### Kitchen Diner

9' 5" x 8' 9" ( 2.87m x 2.67m )

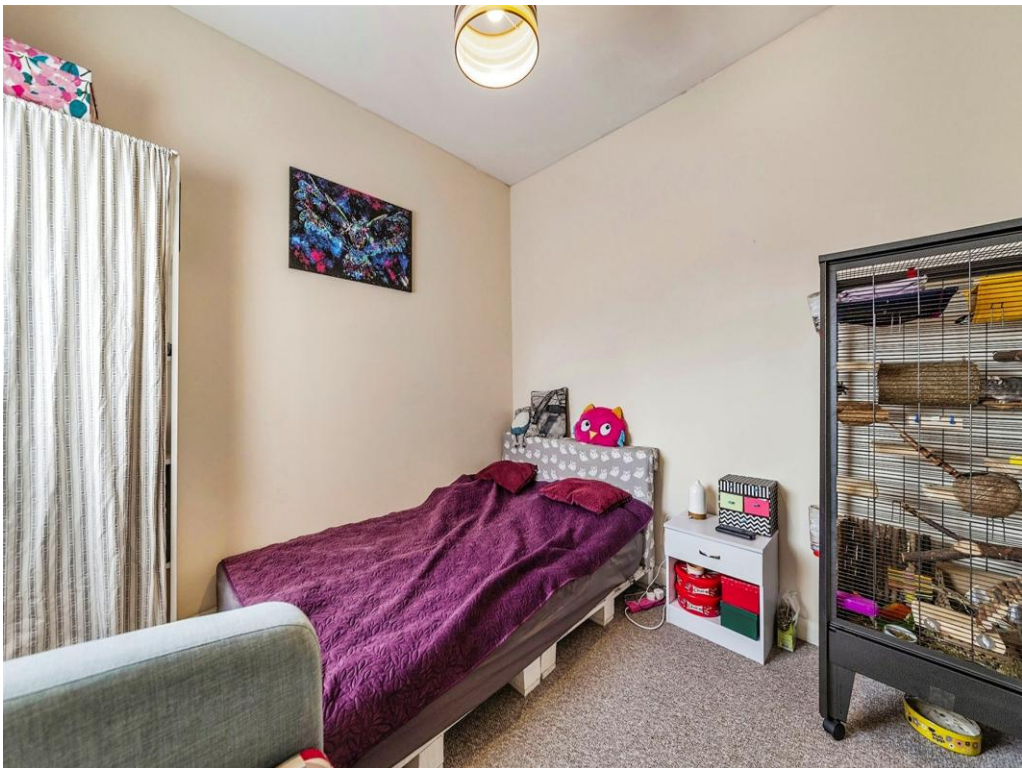
### Bedroom One

9' 2" x 8' 5" ( 2.79m x 2.57m )

### Bedroom Two

9' 2" x 8' 5" ( 2.79m x 2.57m )

### Bathroom









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
GRANTHAM NG31 6PR

EPC Rating: D Council Tax  
Band: A

Service Charge: 350.00 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM309417](https://connells.co.uk/Property/GRM309417)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GRM309417 - 0005