



41 Premier Court, Grantham
£125,000

 **NEWTON FALLOWELL**

41 Premier Court

Grantham

Ground-floor 2-bed retirement apartment (55+), quiet corner location, spacious living, storage, on-site warden, emergency cords, communal lounge and laundry. EPC C. Leasehold.

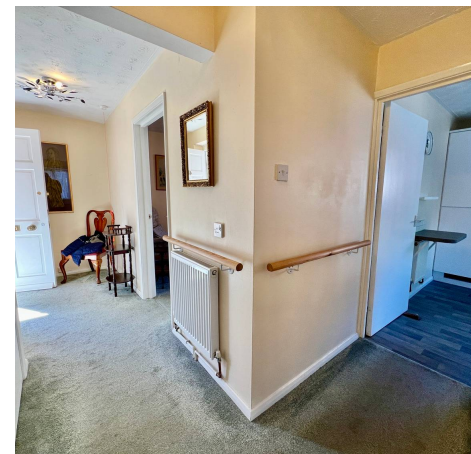
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor Apartment
- Retirement Complex
- Two Bedrooms
- Gas Central Heating
- Well-Presented Throughout
- Spacious Accommodation
- Close To Town Centre
- Communal Gardens / Parking
- NO ONWARD CHAIN!
- EPC Rating C





ENTRANCE HALL

LOUNGE

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

KITCHEN

11' 1" x 9' 3" (3.38m x 2.81m)

BEDROOM ONE

12' 2" x 14' 7" (3.70m x 4.45m)

BEDROOM TWO

7' 3" x 10' 10" (2.22m x 3.30m)

SHOWER ROOM

7' 5" x 5' 9" (2.26m x 1.74m)

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.

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.

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. For more information please call in the office or telephone 01476 591900.

Anti-Money Laundering Checks

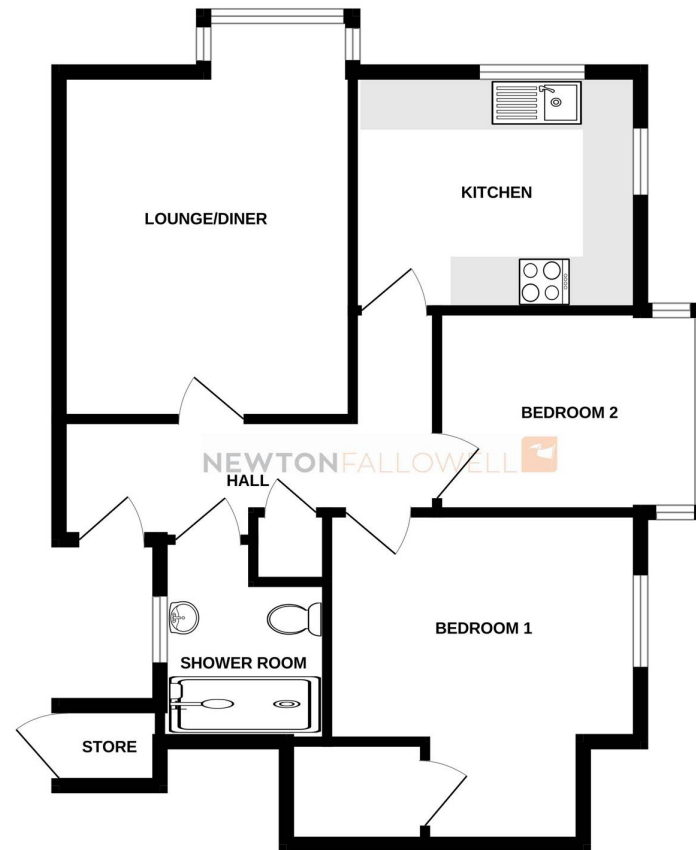
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks







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



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

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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