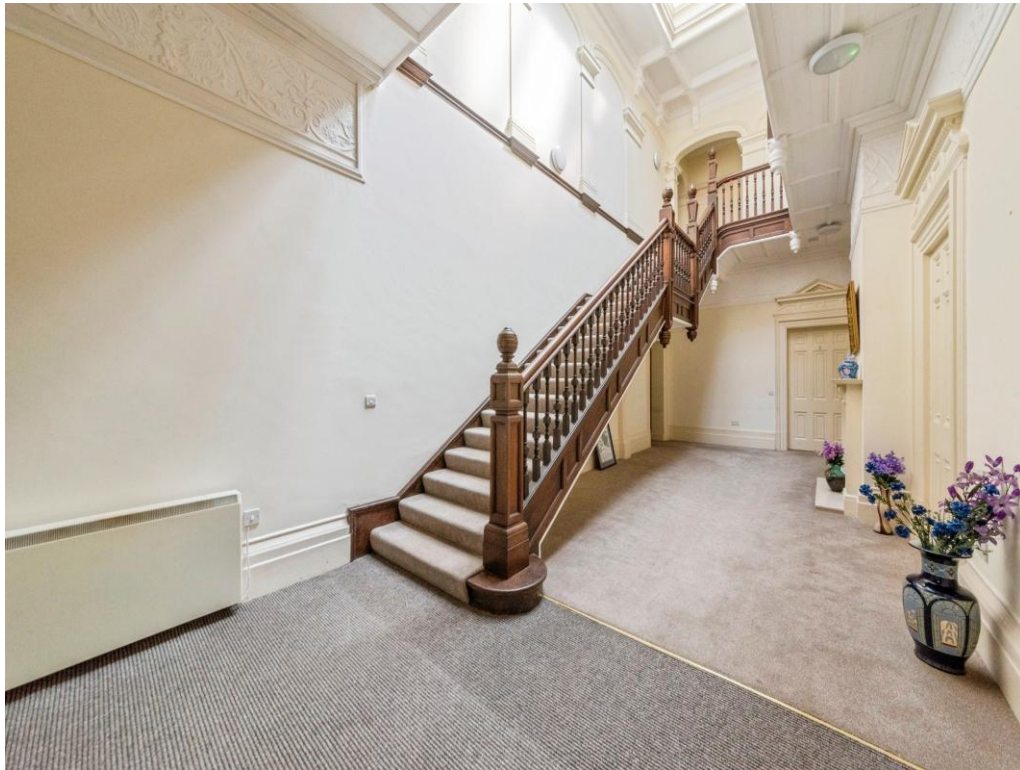




**Connells**

Norman Leys Beacon Lane  
Grantham



### Property Description

### Separate W.C

Connells are delighted to bring to the market this three bedroom apartment with allocated parking in a popular area of Grantham is not to be missed!

This home comprises of entrance hall, good size sitting room, kitchen, three good size bedrooms with en-suite to the master bedroom, family bathroom, separate w.c.

This Property is being sold with no onwards chain! Early viewings are highly recommended to avoid disappointment! Call today 01476590050

### Ground Floor

#### Entrance Hall

#### Sitting Room

17' 10" x 17' 10" ( 5.44m x 5.44m )

#### Kitchen

17' 10" x 7' 10" ( 5.44m x 2.39m )

#### Bedroom One

13' 5" x 10' 11" ( 4.09m x 3.33m )

#### En-Suite

#### Bedroom Two

12' 7" x 9' 10" ( 3.84m x 3.00m )

#### Bedroom Three

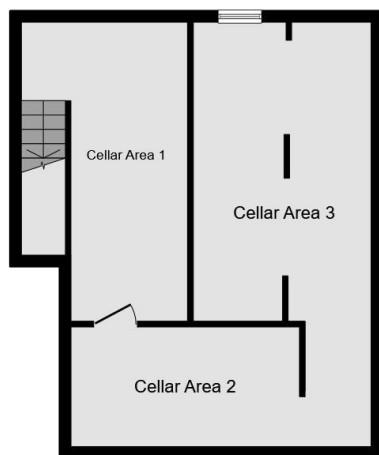
12' 11" x 8' 11" ( 3.94m x 2.72m )

#### Bathroom









**Cellar**



**Ground Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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: C

Council Tax  
 Band: D

Service Charge:  
 1440.00

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM309045](http://connells.co.uk/Property/GRM309045)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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Property Ref: GRM309045 - 0006