



**Auger House 26-27 St Catherine's Road,
Grantham, Lincolnshire, NG31 6TT**

O.I.R.O £400,000
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Investment Opportunity
- 1, 2 & 3 Bedrooms
- Intercom & Video Security
- Overlooking River
- Off Road Parking
- 5 Individual Apartments
- Converted To A High Specification
- Central Location
- Victorian Townhouse
- Viewing Highly Recommended

This is an interesting investment opportunity to purchase what would originally have been a pair of attractive Victorian bay fronted homes which were converted into five apartments that with full occupancy have been generating approximately £40,000 per annum in gross income.

When originally converted the apartments were refurbished to a high standard and have been well maintained since by a private landlord and combined provide accommodation approaching 3,700 sq.ft.

The apartments are laid out over four levels and comprise two ground floor/basement duplex apartments which offer a substantial level of internal accommodation, each in the region of 1,000 sq.ft. and benefitting from three bedrooms as well as access out into enclosed gardens at the rear. To the first floor there are two one bedroomed apartments and situated in the eaves is a well proportioned two bedroomed flat offering in the region of 624 sq.ft. of accommodation.

Each property benefits from fitted kitchens, modern bath/shower rooms, intercom video screen security access, key pad door entry, UPVC double glazing and electric heating.

As well as the internal accommodation the property occupies a particularly convenient location a short walking distance to the heart of the town and benefitting from an off road parking area to the front. The ground floor duplex apartments also benefit from gardens at the rear. The property affords a pleasant aspect across to the River Witham at the side as well as views across to a recreational ground on the opposing side of St Catherine's Road.

GRANTHAM

The historic market town of Grantham offers a wide range of amenities including restaurants and cafes, shops and leisure facilities as well as highly regarded schools including the King's School (KGGs) and High School for Girls. In addition Grantham offers excellent road links via the A1 and A52 but also high speed rail link to London King's Cross in just over an hour.

BASEMENT/GROUND FLOOR APARTMENT 1

A three bedroomed duplex apartment with initial communal entrance hall and access out into an enclosed garden at the rear.

OPEN PLAN KITCHEN/DINING ROOM

15'4" x 9'8" (4.67m x 2.95m)

SITTING ROOM

14' x 12'2" (4.27m x 3.71m)

BEDROOM 1

13' x 11'5" (3.96m x 3.48m)

BEDROOM 2

12'3" x 8'2" (3.73m x 2.49m)

BEDROOM 3

9'5" x 8'10" (2.87m x 2.69m)

CLOAK ROOM & SEPARATE FITTED BATHROOM

Having a three piece suite.

BASEMENT/GROUND FLOOR APARTMENT 2

A three bedroomed duplex apartment with initial communal entrance hall and access out into an enclosed garden at the rear.

OPEN PLAN KITCHEN/DINING ROOM

15' x 8' (4.57m x 2.44m)

SITTING ROOM

12'7" x 12'4" (3.84m x 3.76m)

BEDROOM 1

13' x 12'7" (3.96m x 3.84m)

BEDROOM 2

12'5" x 8'6" (3.78m x 2.59m)

BEDROOM 3

8' x 6'4" (2.44m x 1.93m)

BATHROOM

APARTMENT 3

First floor apartment initially accessed at ground level through the main initial communal entrance door and staircase rising to its own private entrance hall; having an open plan living area to kitchen, one bedroom and bathroom.

Note: This flat is currently vacant.

OPEN PLAN LIVING/DINING KITCHEN

13'4" max x 14'4" (4.06m max x 4.37m)

BEDROOM

12'8" x 8'7" (3.86m x 2.62m)

BATHROOM

APARTMENT 4

First floor apartment initially accessed at ground level through the main initial communal entrance door and staircase rising to its own private entrance hall; having a kitchen, sitting room, one bedroom and bathroom.

KITCHEN

9'8" x 5'6" (2.95m x 1.68m)

SITTING ROOM

12'8" x 13'3" (3.86m x 4.04m)

BEDROOM

12'8" x 12'4" (3.86m x 3.76m)

BATHROOM

APARTMENT 5

Initially accessed at ground level through the main initial communal entrance door and staircase rising to the second floor penthouse apartment situated in the eaves; having pitched ceilings and comprising entrance hall, kitchen/breakfast room, sitting room, two bedrooms and a bathroom with utility room off.

BREAKFAST KITCHEN

16' x 8' (4.88m x 2.44m)

SITTING ROOM

16'5" x 16'7" (5.00m x 5.05m)

BEDROOM 1

11'7" x 8'1" (3.53m x 2.46m)

Having walk in wardrobe/dressing room off.

WALK IN WARDROBE/DRESSING ROOM

6'8" x 4'6" (2.03m x 1.37m)

BEDROOM 2

11'7" x 8'9" (3.53m x 2.67m)

BATHROOM WITH UTILITY SPACE OFF

COUNCIL TAX BAND

Each flat is rated A for council tax by South Kesteven Council.

EPC RATINGS

Each apartment has a current Energy Performance Certificate with ratings as follows:

Flat 1 - E

Flat 2 - D

Flat 3 - E

Flat 4 - D

Flat 5 - E

TENURE

Freehold

ADDITIONAL NOTES

Each apartment has mains electric, water and drainage. Heating is electric. (information taken from Energy performance certificate and/or vendor).

As the apartments are occupied, access is limited. The internal photo's were taken in apartment three on the first floor but give an indication of the general fittings within the building but may not represent exactly each flat.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

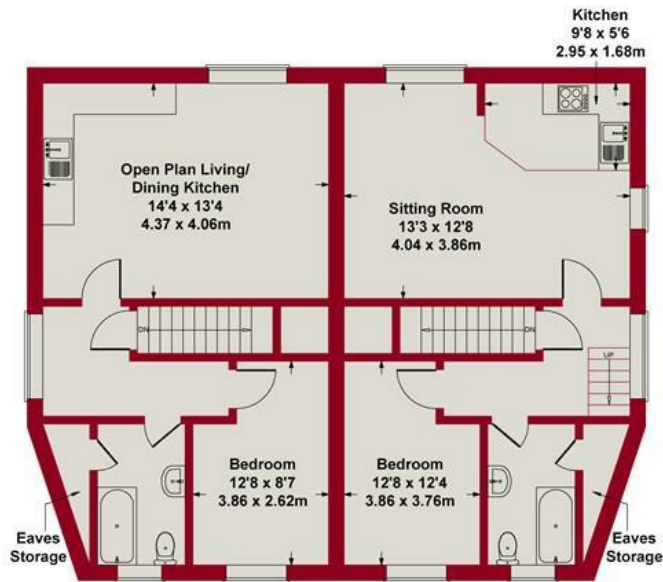
<https://reports.ofsted.gov.uk/>

Planning applications:-

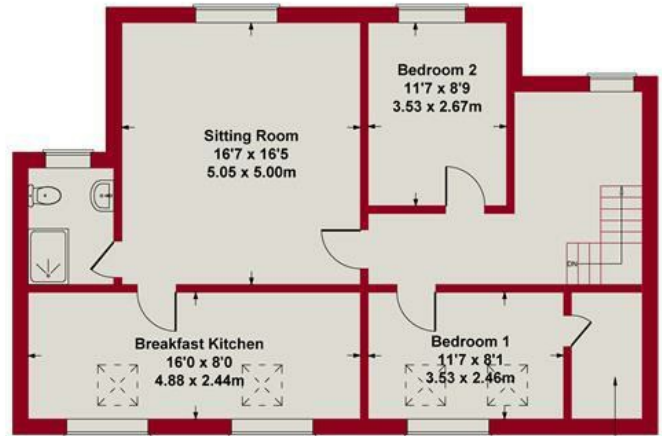
<https://www.gov.uk/search-register-planning-decisions>



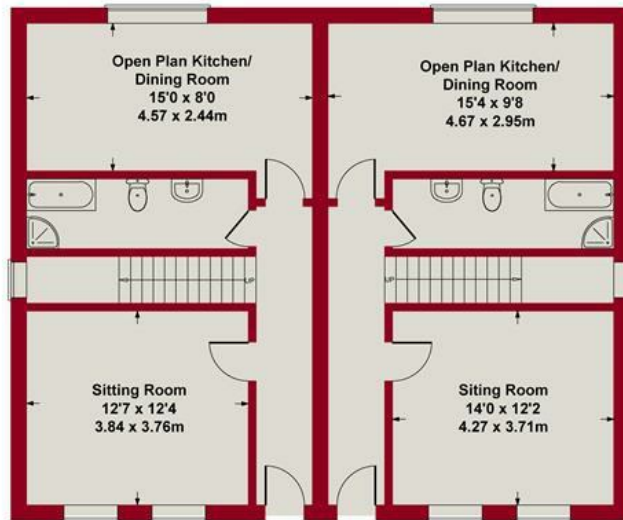




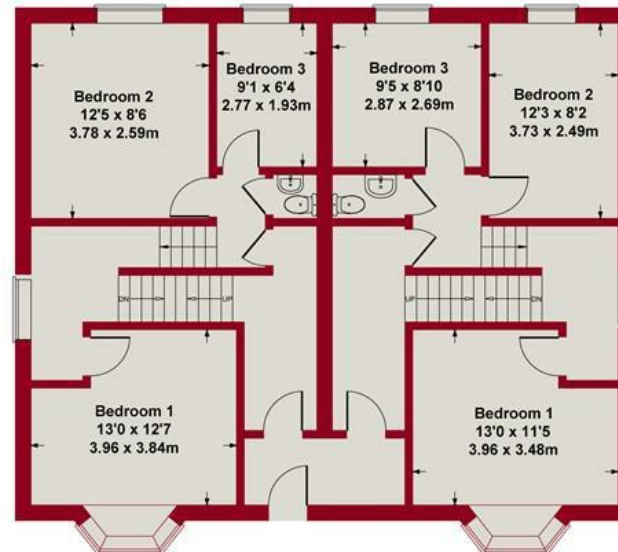
(APARTMENT 3) (APARTMENT 4)
FIRST FLOOR



(APARTMENT 5)
SECOND FLOOR

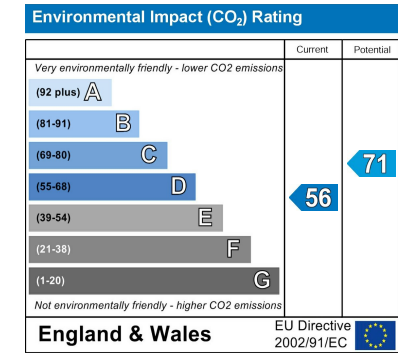
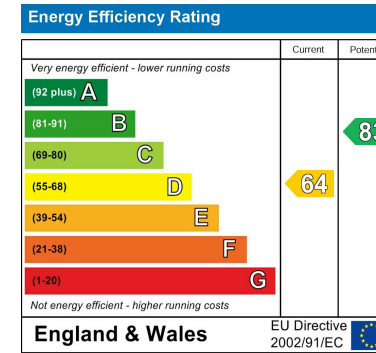


(APARTMENT 2) (APARTMENT 1)
BASEMENT



(APARTMENT 2) (APARTMENT 1)
GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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