

Great Northern Court, Grantham NG31 6LN

william h brown

welcome to

Great Northern Court, Grantham

*GUIDE PRICE £80,000 - £90,000 - Spacious two double bedroom apartment with a lounge featuring a Juliet balcony overlooking the communal gardens. Benefitting from allocated parking and within walking distance of the train station. An ideal first-time buy or investment opportunity.













Entrance
Communal Entrance
Communal entrance door with intercom system, with staircase rising to the first floor. Main door on the right leading through to the apartment.

Entrance hall with loft access and wood effect flooring

Lounge
15' 1" x 12' 10" (4.60m x 3.91m)
Lovely spacious living area with a window to front and a Juliet balcony, feature fireplace with surround and radiator, door leading to the kitchen.

Kitchen
11' 4" x 8' 3" (3.45m x 2.51m)
Breakfast kitchen with a range of grey fitted units with worktops over, stainless steel sink and a single drainer, decorative tiled splashbacks, space for washing machine, dishwasher and fridge freezer, Wall mounted boiler, and window to the rear aspect.

Bedroom One
12' 8" x 12' 5" (3.86m x 3.78m)
With two windows to the side, storage cupboard, built-in wardrobe, radiator and carpeted flooring.

Bedroom Two
7' 9" x 8' 9" (2.36m x 2.67m)
With a window to the rear aspect, laminate wood effect flooring, radiator.

Bathroom
6' 7" x 5' 3" (2.01m x 1.60m)
To include a bath with a shower over, low level wc, wash hand basin, part tiling to the walls, tiled floor and window to the rear aspect.

Outside
Allocated parking in a car park at the back, which is permit parking.

Agents Notes
This property is a LEASEHOLD property, with charges of approx £50 per quarter. Please contact the office for full lease details.

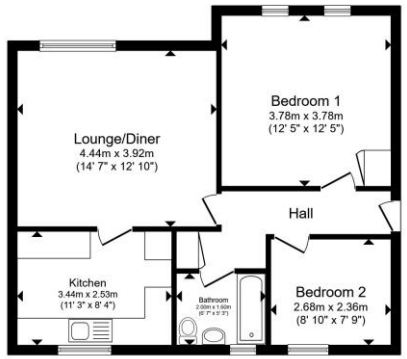
welcome to

Great Northern Court, Grantham

- TWO BEDROOM APARTMENT
- SITUATED IN THE TOWN CENTRE
- WALKING DISTANCE TO THE TRAIN STATION
- SPACIOUS LIVING AREA WITH A JULIET BALCONY
- BREAKFAST KITCHEN

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 50.00
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

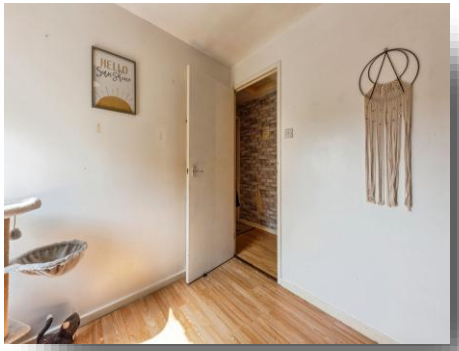


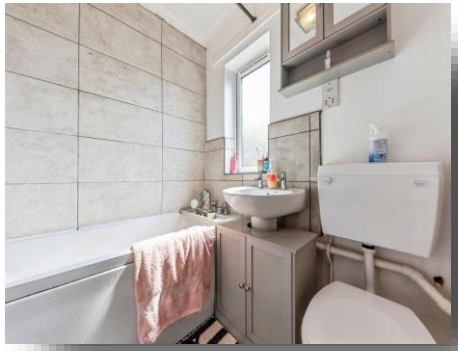
Total floor area 57.4 m² (618 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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.propertybox.io

william h brown

guide price

£80,000 - £90,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114488

The Property Ombudsman

Property Ref:
GST114488 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01476 566363

Grantham@williamhbrown.co.uk

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.