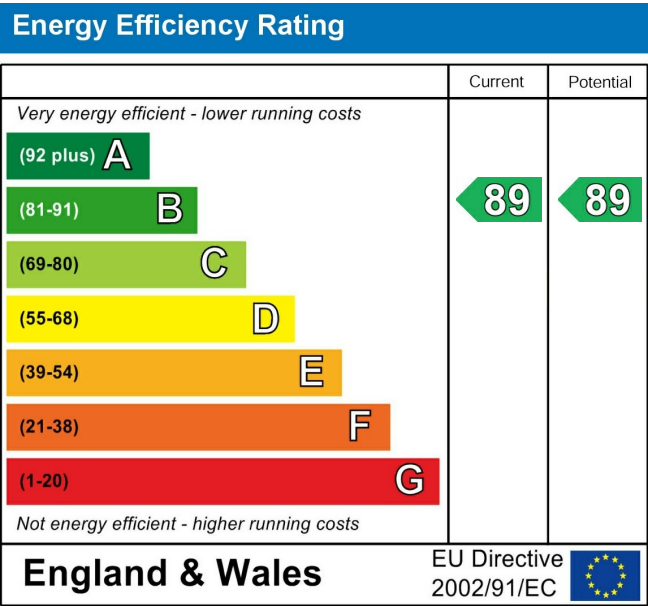
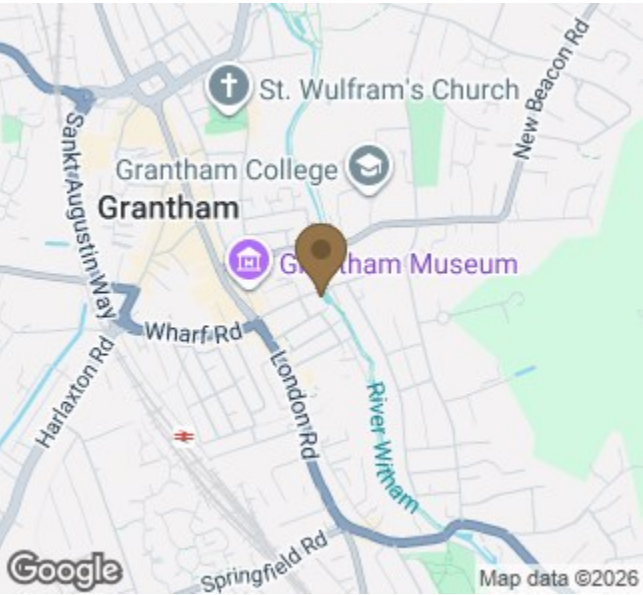
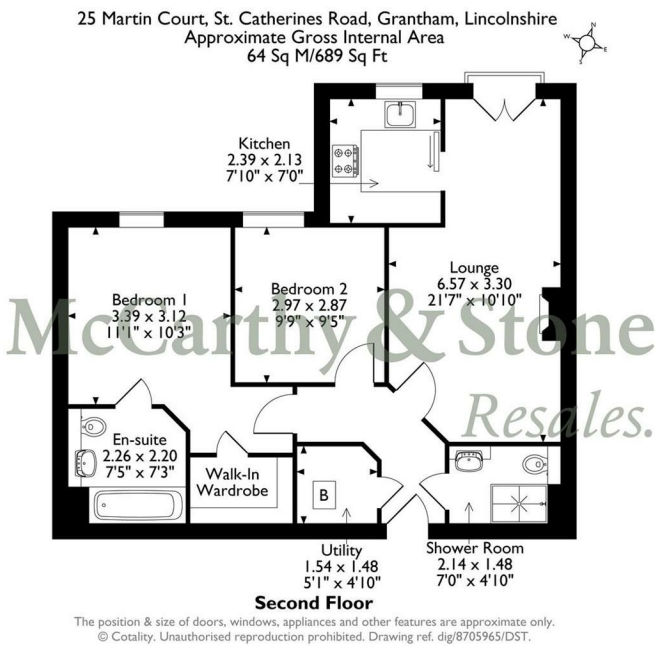




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



25 Martin Court,

St. Catherines Road, Grantham, NG31 9DA

2 2 Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 25 Martin Court, could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £215,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- En-suite and walk-in wardrobe in main bedroom.
- Spacious living room
- Roof terrace
- House Manager
- Laundry room
- Lift to all floors
- Landscaped gardens
- Mobility scooter charging point
- Guest suite
- Cycle parking

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

25 Martin Court,, Grantham

 2 |  2 | Asking price £215,000

Summary

Martin Court is a McCarthy & Stone Retirement Living development, conveniently located around half a mile from Grantham town centre, with its shops, supermarkets, banks and popular Saturday market.

The development offers a welcoming and well-maintained environment, with a dedicated House Manager, Homeowners' Lounge and a range of social activities. Residents also benefit from camera entry, 24-hour emergency call systems and a Guest Suite for visiting family and friends.

The service charge covers external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates and the upkeep of communal areas, providing easy and convenient living.

Please note: residents must be aged 60 or over.

Apartment Overview

A spacious and beautifully present apartment featuring a bright and airy lounge with Juliet balcony, a refurbished fully fitted kitchen and two bedrooms. The generous main bedroom benefits from a walk-in wardrobe and en-suite bathroom (refurbished), while the second bedroom offers excellent flexibility as a guest room, study or separate dining room. A useful utility cupboard provides additional storage, with a separate shower room located off the hallway which has also been refurbished. A stunningly spacious apartment with fantastic storage throughout.

Landscaped Gardens

One of the main social hubs of Martin Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the

maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Martin Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Leasehold

Lease Length- 125 years from 2014

Ground Rent- £495 per annum

Car Parking Permit

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or House Manager.

The Annual Service Charge is £4,836.14 for the financial year ending 30/09/2026

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Information

- Gfast & Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

