



## Premier Court, Grantham



- First Floor Apartment
- Close To Town Centre
- Two Bedrooms
- Retirement Complex
- Communal Gardens / Parking
- Gas Central Heating
- Leasehold
- EPC rating C



**\*\*GUIDE PRICE £120,000 - £125,000\*\*** Situated in a prime position on Premier Court, this is an appealing **FIRST FLOOR** apartment within a purpose built retirement complex for the 55 plus age group. The property enjoys a Juliet balcony overlooking the ever changing view along Watergate, and towards the spire of St Wulfram's Church. The accommodation is well presented to include a private entrance hall, kitchen, spacious living room, **TWO BEDROOMS** and generous shower room. In addition to this, the flat comprises various storage cupboards. There is an on site warden, emergency pull-cords in all rooms and the use of shared on site facilities including a laundry and residents lounge!

### ACCOMMODATION

#### ENTRANCE HALL

Having storage cupboard beside the entrance door with power point inside, entrance door with stairs rising to the first floor with stair lift, storage cupboard and access intercom.

#### FIRST FLOOR LANDING

Having intercom entry.

#### LOUNGE

4.7m x 3.35m (15'5" x 11'0")

Having uPVC double glazed French doors to a Juliette balcony with views to St Wulfram's Church and Watergate, uPVC double glazed window to the side aspect, radiator.



### KITCHEN

3.79m x 3.01m (12'5" x 9'11")

With uPVC double glazed window overlooking the gardens, uPVC double glazed window to the side, a good range of base level cupboards and drawers with matching eye level units, work surfacing with inset stainless steel sink and drainer, tiled splashbacks, electric hob with extractor over, built-in electric oven, space and washing machine, space for upright fridge freezer, wall mounted gas fired combination boiler, radiator and vinyl flooring, space for table and chairs, small breakfast bar.

### BEDROOM 1

3.46m x 3.01m (11'5" x 9'11")

Having uPVC double glazed window to the front aspect and radiator.

### BEDROOM 2

2.73m x 2.66m (9'0" x 8'8")

With uPVC double glazed window to the front, side and rear aspect with views to St Wulfram's Church and radiator.

### SHOWER ROOM

3.61m x 1.84m (11'10" x 6'0")

With uPVC obscure double glazed window to the rear aspect, a double width walk-in shower cubicle with drop-down seat, pedestal wash basin and low level WC., fully tiled walls, shaver point, radiator, vinyl flooring and storage cupboard.

### OUTSIDE

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, CHARGES ETC.

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.

### COUNCIL TAX

The property is in Council Tax Band B.

### 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.

### GRANTHAM

Premier Court is situated within the town, very close to Asda and Lidl and within flat walking distance of local bus services.

There is a charming selection of tea rooms, cafes, restaurants, traditional style pubs and a great choice of supermarkets. Oldrids Downtown is a very popular superstore and garden centre at the edge of town just off the A1. Next to Belton Woods Hotel is Belton Garden Centre, which boasts a very successful café/restaurant.

Travel connections in the area are excellent – the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

### AGENT'S 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.

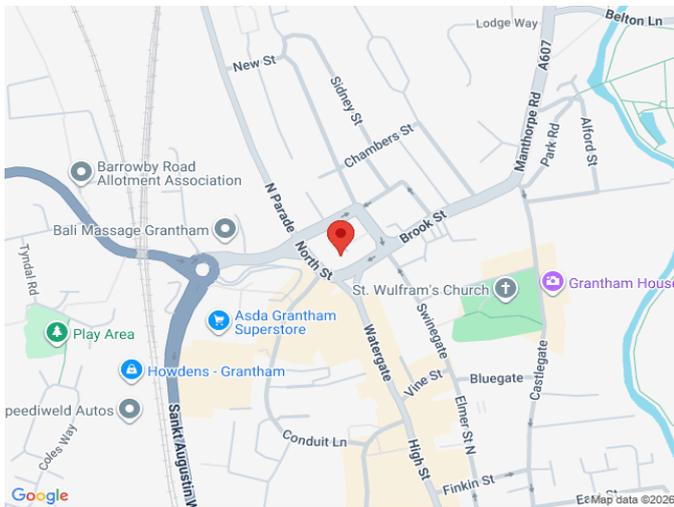
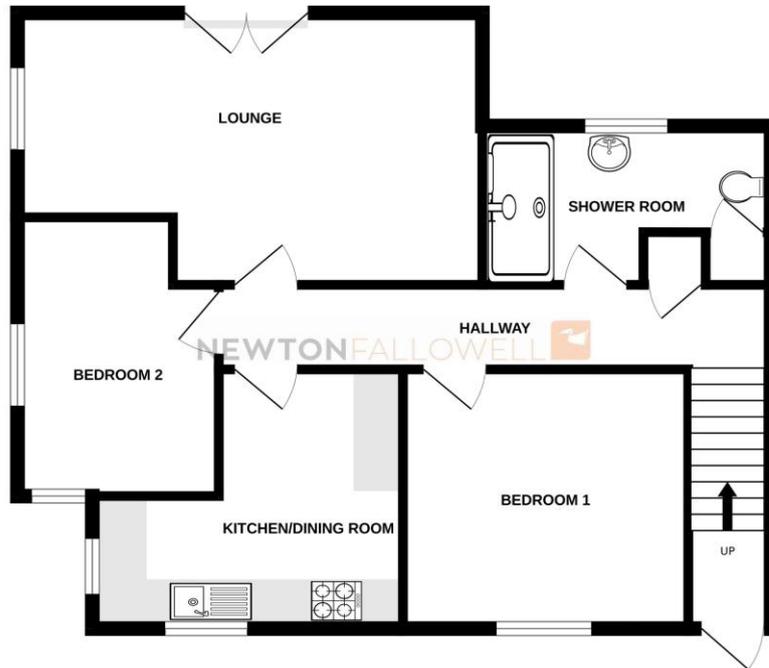
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. 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.



# Floorplan

## FIRST FLOOR



Newton Fallowell

01476 591900

grantham@newtonfallowell.co.uk