

11 Rugby Court, Grantham

£90,000

NEWTON FALLOWELL

11 Rugby Court

Grantham

Modern two-bedroom first floor apartment close to town, amenities and station. Open-plan living, stylish bathroom, gas heating, double glazing and off-road parking. Ideal for first-time buyers.
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain!
- Two Double Bedrooms
- Open-Plan Kitchen / Diner
- Kitchen
- Bathroom
- Allocated Parking
- Close To Local Amenities
- Fantastic Links To Town Centre & Transport Hubs
- Viewing Highly Advised
- Well-Presented Throughout



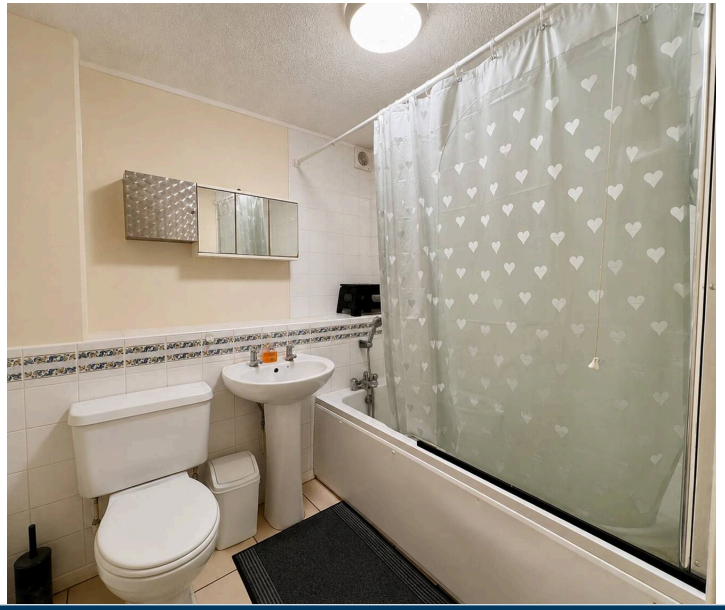












GRANTHAM

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. There is a charming selection of tea rooms, cafes, restaurants and a great choice of supermarkets. Oldrids Downtown is a very popular superstore and garden centre at the edge of town. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

ENTRANCE HALL

KITCHEN

9' 11" x 6' 6" (3.03m x 1.98m)

LOUNGE

15' 9" x 9' 11" (4.79m x 3.02m)

BEDROOM ONE

13' 3" x 10' 4" (4.03m x 3.14m)

BEDROOM TWO

9' 6" x 8' 0" (2.90m x 2.44m)

FAMILY BATHROOM

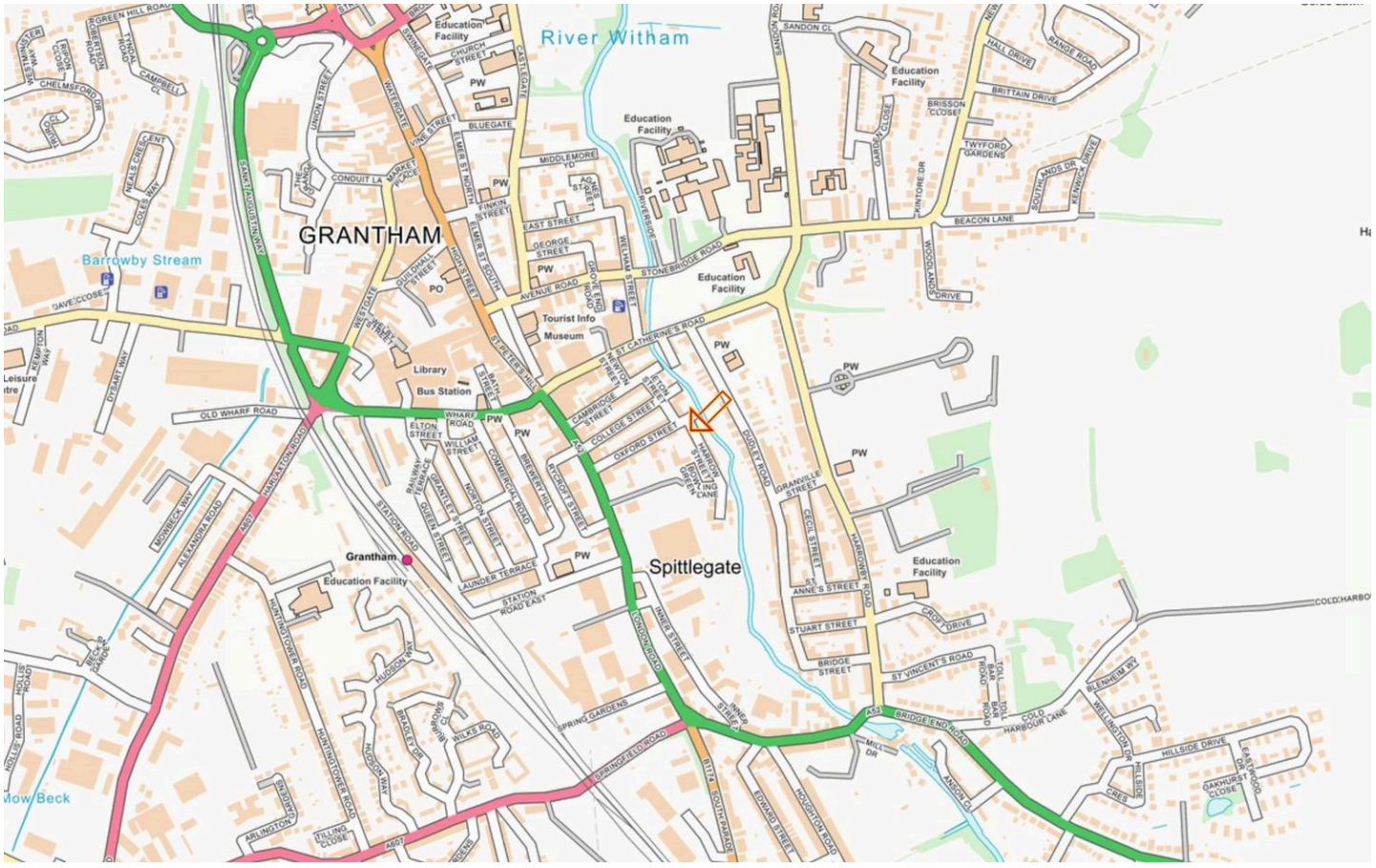
6' 9" x 6' 7" (2.07m x 2.00m)

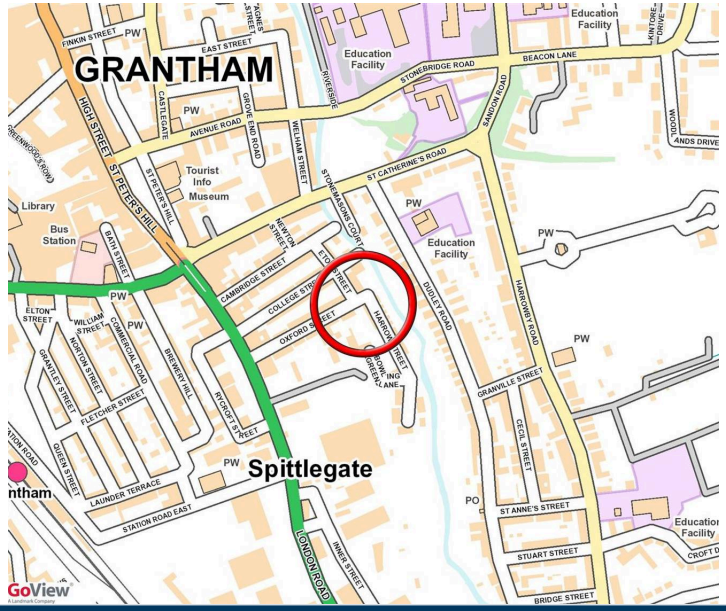
EXTERIOR

There is a dedicated PARKING SPACE in front of the property.

LEASE CHARGES

The service charge is estimated at £64 per month (£768 per annum) to include buildings insurance. Ground Rent is £120.00 per annum.







LEASE INFO

The property lease runs to 2097, approximately 71 years remaining.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street proceed south over the traffic lights adjacent to the Sir Isaac Newton statue and take the left turn onto Oxford Street. Rugby Court is towards the end on the right-hand side.

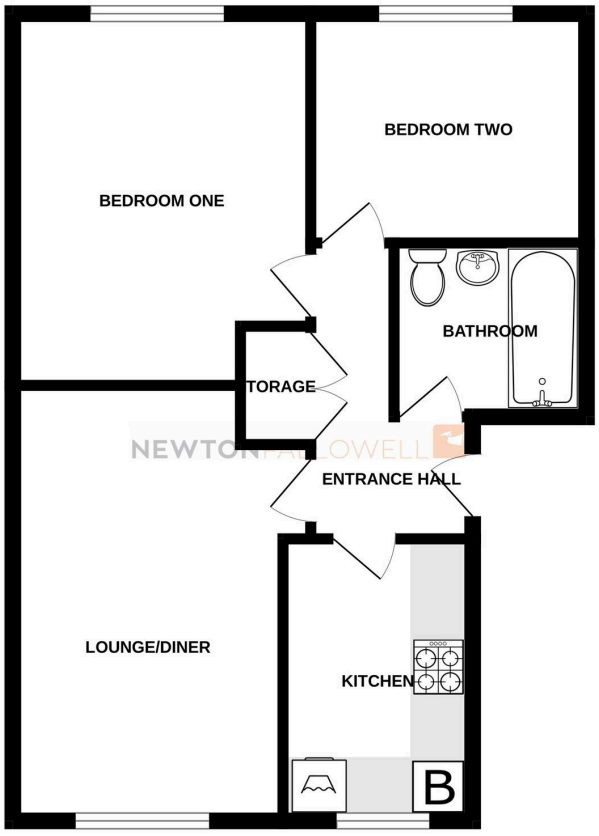
AGENTS NOTE

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

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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