



15 University Court, Grantham

£94,995 Leasehold

Popular Residential Location · Close To Local Amenities · Two Double Bedrooms · Well-Presented · Open-Plan Kitchen / Living Space · Bathroom · Allocated Parking · EPC Rating: B · Council Tax Band: A · Attention Investors / First Time Buyers





ENTRANCE HALL

LOUNGE / DINER

10' 6" x 14' 0" (3.21m x 4.26m)

KITCHEN

10' 6" x 8' 8" (3.19m x 2.65m)

BEDROOM ONE

8' 5" x 10' 0" (2.57m x 3.06m)

BEDROOM TWO

10' 6" x 8' 10" (3.20m x 2.70m)

BATHROOM

8' 2" x 5' 7" (2.50m x 1.70m)

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 on to St Peter's Hill, over the traffic lights on to London Road taking the third left turn on to Oxford Street, right at the bottom in to Harrow Street and right in to University Court.

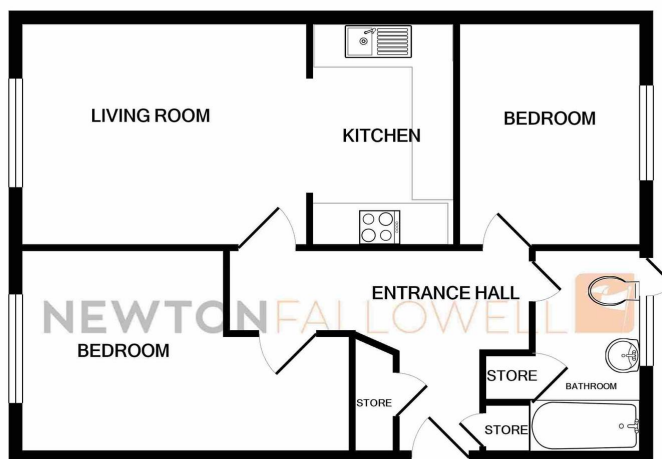
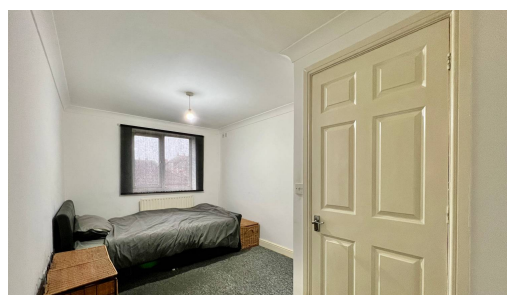
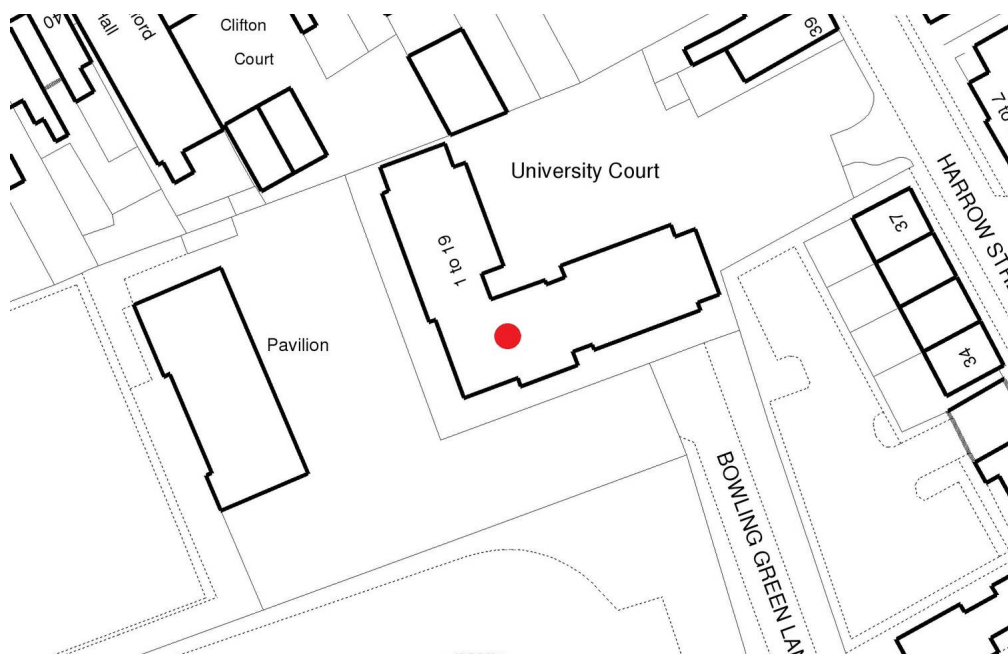
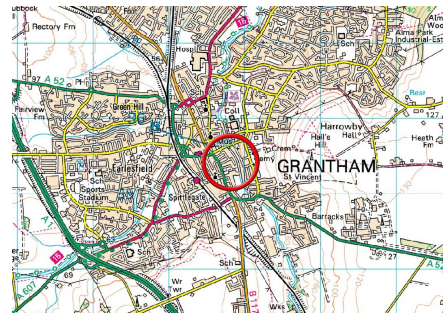
AGENTS NOTE

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



TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Situated close to the town centre, local amenities, and transport links, this spacious first-floor apartment has recently undergone a programme of improvements by the current owner. The well-proportioned accommodation comprises an entrance hall with storage and cloak cupboards, a lounge, kitchen, two double bedrooms, and a bathroom. Further benefits include UPVC double glazing and gas-fired central heating. Externally, the property offers allocated parking and a communal hallway with intercom facilities.

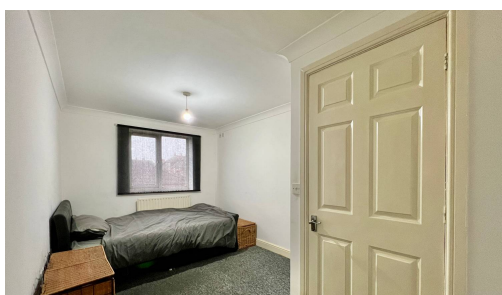
An ideal first-time purchase or investment opportunity. Viewing is highly recommended. Offered for sale with no onward chain.

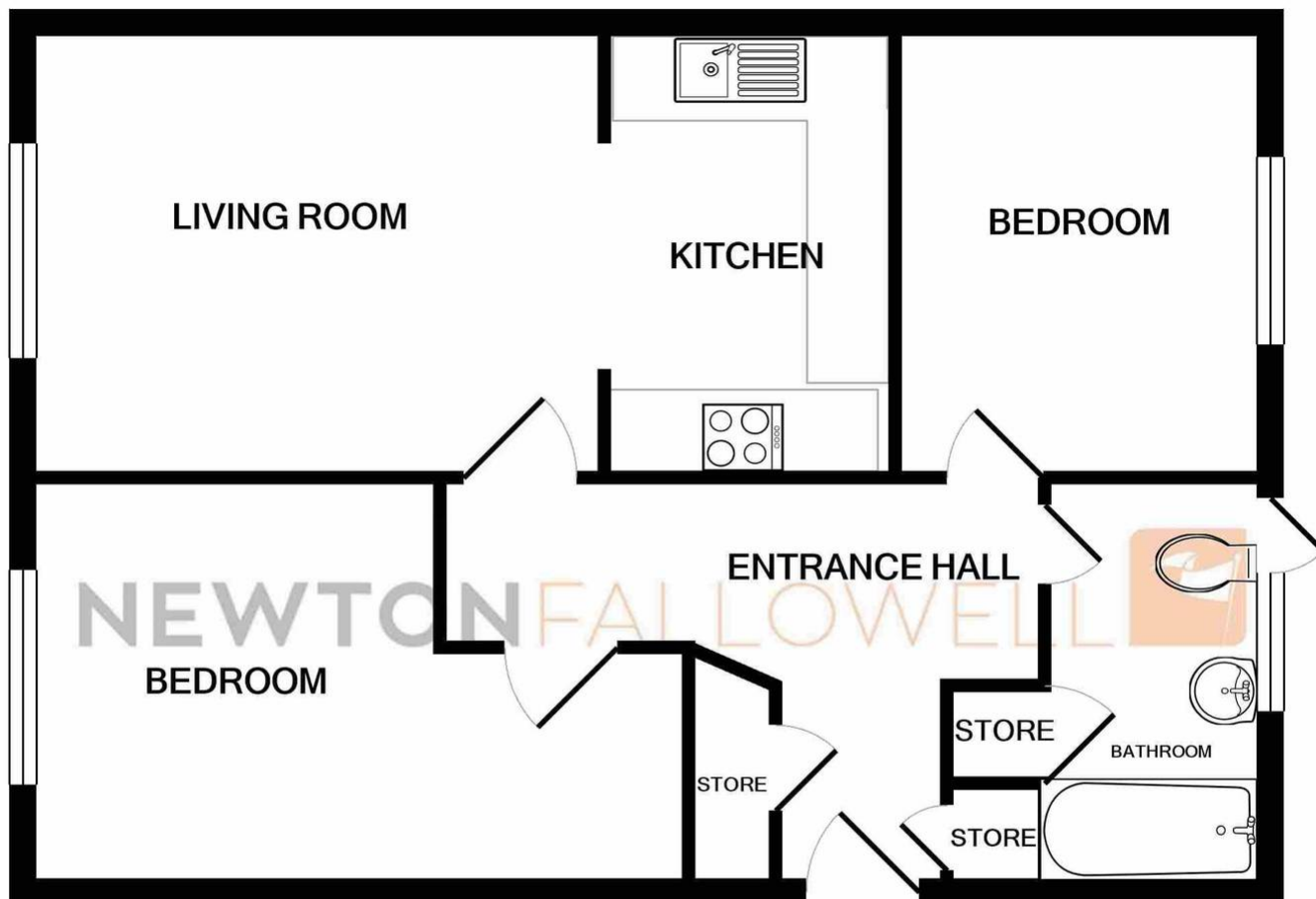
Council Tax band: A

Tenure: Leasehold



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