

Flat 2, Norman Leys, 26 Beacon Lane

£169,000

NEWTON FALLOWELL

Flat 2

Norman Leys, Grantham

Stylish 2-bed, 2-bath flat in a renovated Victorian house. Features spacious living, modern kitchen, gas heating, parking, double glazing, and access to south-facing gardens.
Council Tax band: B

Tenure: Leasehold

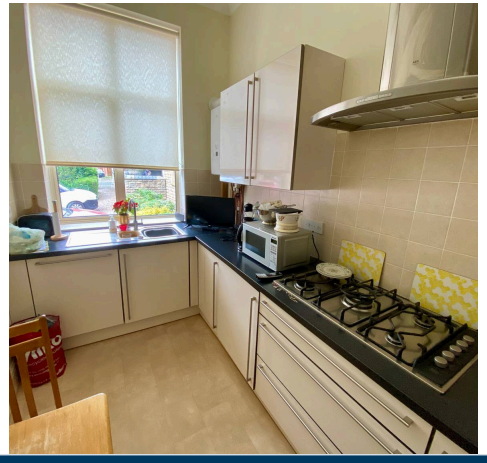
EPC Energy Efficiency Rating: C

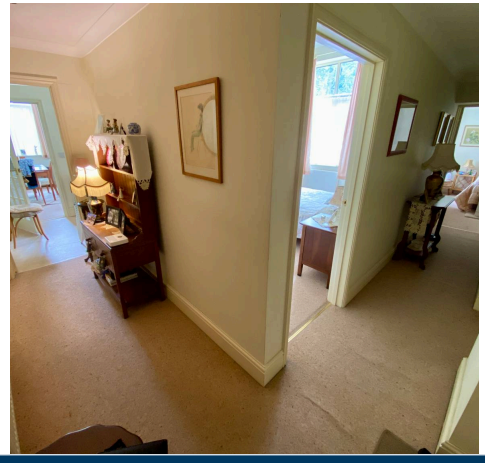
EPC Environmental Impact Rating:

- Spacious Ground Floor Apartment
- Situated Within Landmark Building
- Thoroughly Modernised In Major Renovation
- Spacious Accommodation
- Living Room and Kitchen
- Two Bedrooms
- Two Bathrooms
- One Dedicated Parking Space
- Use of Lovely Shared Private Gardens















ACCOMMODATION

COMMUNAL ENTRANCE FOYER

ENTRANCE HALL
An 'L' shaped entrance hall with coving and spotlighting.

KITCHEN/DINING ROOM
6' 8" x 16' 6" (2.03m x 5.04m)
A modern fitted kitchen comprising an attractive range of base cupboards, working surfaces and wall cupboards, AEG integrated oven, AEG fridge and freezer, hob with stainless steel chimney style extractor over, integrated washer-dryer, integrated dishwasher, inset stainless steel one and a half bowl sink and drainer, central heating boiler (recently replaced), spotlights, coving, glazed door to the living room and hall and double glazed window to the front elevation.

LIVING ROOM
12' 10" x 18' 0" (3.91m x 5.48m)
Having three double glazed windows to the side elevation and double glazed window to the front, high coved ceiling, central heating thermostat and two radiators.

BEDROOM 1
12' 0" x 14' 1" (3.65m x 4.29m)
With double glazed window to the front elevation, coving and radiator.

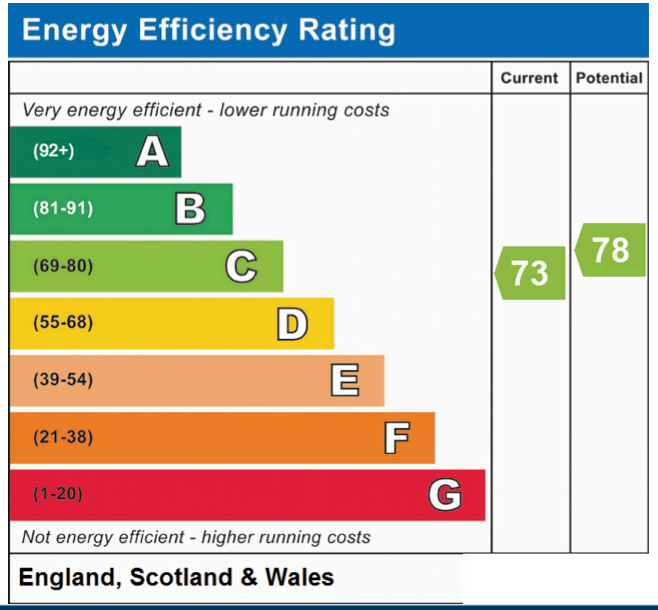
EN SUITE
6' 1" x 6' 4" (1.86m x 1.93m)
Containing a modern suite comprising shower cubicle, pedestal wash basin and low level WC., shaver point, radiator, coving, spotlights and extractor fan.

BEDROOM 2
8' 7" x 13' 9" (2.62m x 4.18m)
With double glazed window to the front elevation, radiator and coving.

BATHROOM
6' 4" x 6' 11" (1.94m x 2.12m)
A re-fitted bathroom containing a white suite comprising panelled bath, pedestal wash basin and low level WC., chrome heated towel rail, coving and spotlights.







SERVICES

Mains water, gas, electricity and drainage are connected.

LEASE AND SERVICE CHARGE

The property will be sold on a new 999 year lease. There is no ground rent. Service charge will be £1,640 per year.

DIRECTIONS

From High Street proceed south taking the left turn at the traffic lights on to Avenue Road. Continue on to Stonebridge Road, over the traffic lights on to Beacon Lane. The property is on the right-hand side just before the turning for Woodlands Drive.

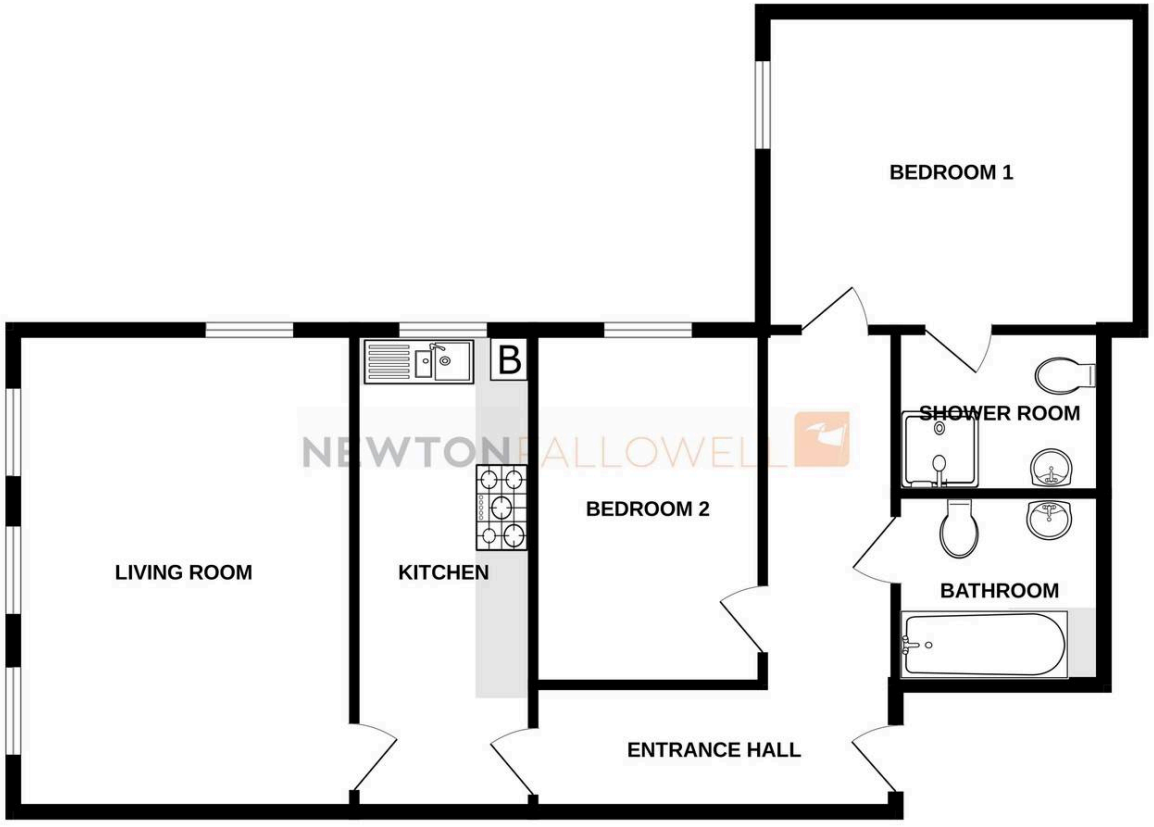
AGENTS NOTE

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

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.

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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