



## Rugby Court, Grantham



**Guide price £97,500**

- New consumer unit (Fusebox) (06/08/2020)
- New shower cubicle (23/08/2022)
- New radiators & New Toilet (07/09/2020)
- EPC C=75 Valid until 31-03-2035
- The electrics have been periodically tested and certified (EICR) 18/07/2025
- Gas safety check completed (03/10/2025)
- Leasehold
- EPC rating C



\*\*GUIDEPRICE

£97,500

- £100,000\*\*

The property is offered for sale with vacant possession (No Chain) The flat has been well maintained and upgraded over the years.

A two bed ground floor (Long Lease) apartment situated just off the town centre The flat also has a separate kitchen rather than kitchen/diner.

The property has gas central heating and benefits from recently fitted new carpets to the Lounge and Bedroom One and wooden floors to the Entrance Hall, Kitchen and Bedroom Two.

There is a dedicated parking space immediately adjacent to the property and the main entrance is controlled by electronic key fob.

The entire block is well maintained by the managing agents and the exterior has just undergone a major cleaning and repainting project completed October 2025.



## LEASE

The property benefits from an EXTENDED lease to 28 February 2187, approximately 162 years remaining.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## COUNCIL TAX

The property is in Council Tax Band A.

## GRANTHAM

The property is within walking distance of the town centre, a variety of shops and bars and the railway station is also just a few minutes walk.

Travel connections in the area are excellent - Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 65 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins, 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 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.

## 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.

## 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

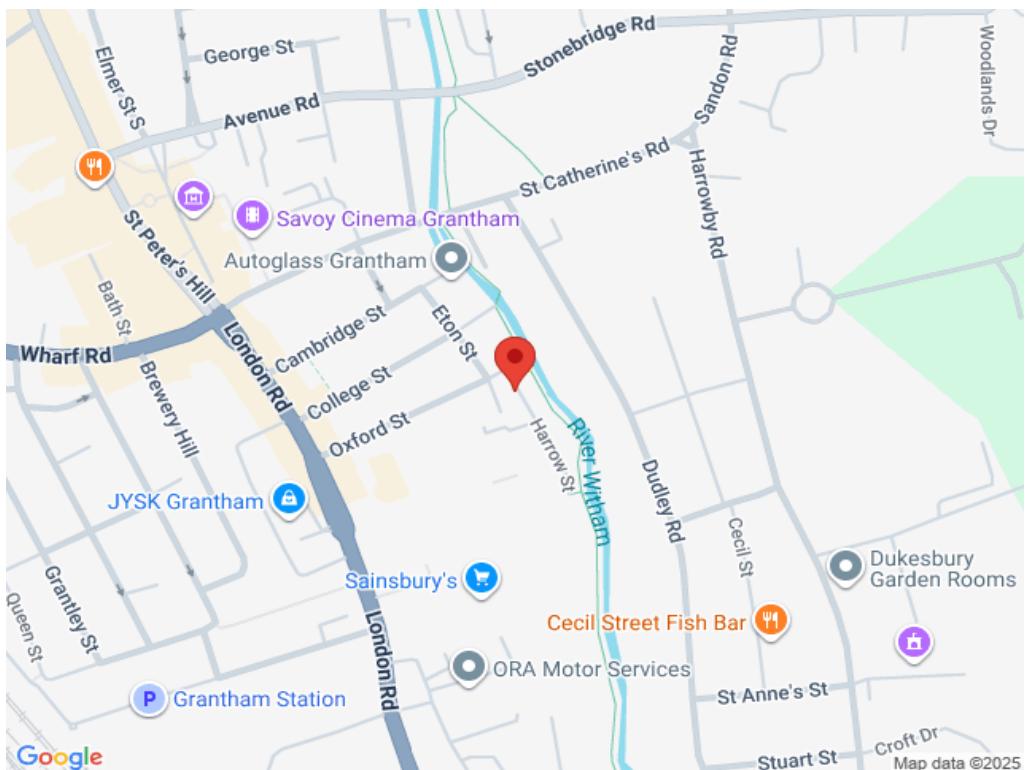
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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



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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