



8 Ormonde Close,  
Grantham. NG31 7BZ



**Guide Price £115,000 to £125,000**

- Two Bedroom Flat
- Well-Presented Throughout
- Private Entrance Hall
- Spacious Lounge
- Kitchen / Diner
- Kitchen / Diner
- Off-Road Parking Space
- Close To Local Amenities
- No Onward Chain
- Leasehold - EPC Rating C



Located on 'The Brambles' development, this is a very spacious and well presented first floor flat that is an ideal Investment/First Time Buyer purchase. The accommodation features its own private front door into a Hall with stairs rising to Landing, Lounge, Kitchen Diner, TWO DOUBLE BEDROOMS and a family Bathroom. The property features UPVC double glazing and gas fired central heating. Outside there is an off-road parking space!

## ACCOMMODATION

### PRIVATE ENTRANCE HALL

With stairs rising to the first floor, smoke alarm and radiator.

### LANDING

Having uPVC double glazed window to the side aspect, loft hatch access, cupboard housing the boiler, additional storage cupboard and two radiators.

### LOUNGE

3.23m x 4.76m (10'7" x 15'7")

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



## KITCHEN / DINER

5.4m x 2.76m (17'8" x 9'1")

With three uPVC double glazed windows, eye and base level units, work surfacing with inset stainless steel one and a half bowl sink and drainer, tiled splashbacks, inset gas hob with extractor over and electric oven beneath, space and plumbing for washing machine, space for under counter appliance, space for upright fridge freezer, radiator, smoke alarm and vinyl flooring.

## BATHROOM

1.83m x 2.62m (6'0" x 8'7")

With uPVC obscure double glazed window to the rear aspect, panelled bath with mixer shower over and glazed screen, pedestal wash basin and low level WC., part tiled walls, extractor fan, radiator and vinyl flooring.

## BEDROOM ONE

3.17m x 2.99m (10'5" x 9'10")

Having uPVC double glazed window to the rear aspect, fitted wardrobes and radiator.

## BEDROOM TWO

2.99m x 2.79m (9'10" x 9'2")

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

## OUTSIDE

There is a parking space in front of the property and also space for wheelie bins.

## SERVICES

Mains water, gas, electricity and drainage are connected.

## LEASE INFORMATION

The property has a 999 year lease with 976 years remaining. The ground rent is approximately £145 per annum and the service charge £880.

## COUNCIL TAX

The property is in Council Tax Band A.



## DIRECTIONS

From High Street proceed south along London Road turning right on to Springfield Road, right on to The Brambles development and right into Hudson Way. Take the left turn on to Ormonde Close and the property is on the right.

## GRANTHAM

The property is close to town and the railway station. Amenities are available on Springfield Road including a local convenience store. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London King's Cross (approx. 72 minutes). The town also has excellent schooling, several supermarkets and a Saturday street market.

## 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 £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



# Floorplan



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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