



## 17 Premier Court, Grantham

£100,000 Leasehold

First Floor Retirement Apartment · Double Bedroom · Purpose Built Retirement Complex · Modern Shower Room · Walking Distance of Shops · On Site Facilities · Well Presented Throughout · Nearly New Stair Lift Available · Bright Modern Kitchen · Parking Space







#### ENTRANCE HALL

A PRIVATE Entrance lobby with useful external storage cupboard. Staircase to first floor and recently installed stairlift available by separate negotiation if required.

#### FIRST FLOOR LANDING

With good sized cloaks and airing cupboards, radiator and decorative screen, alarm pull and loft hatch to roof space.

#### KITCHEN

7' 9" x 11' 5" (2.35m x 3.47m)

A bright fitted kitchen with a range of modern base cupboards, working surfaces and wall cupboards. Inset one and a half bowl stainless steel sink with mixer tap, tiled splash backs, integrated ceramic hob with hood over and radiator. Upvc double glazed window. Walk in boiler cupboard with Glowworm gas fired combination boiler.

#### LIVING ROOM

11' 2" x 14' 1" (3.41m x 4.30m)

Plus bay window. Upvc double glazed box bay window to front elevation giving ample natural light and the opportunity to watch the world go by.

#### BEDROOM

9' 11" x 10' 4" (3.03m x 3.16m)

Double bedroom with large double window, radiator and alarm pull cord



**BEDROOM**

9' 11" x 10' 4" (3.03m x 3.16m)

Double bedroom with Upvc double window, radiator and alarm pull cord.

**SHOWER ROOM**

5' 11" x 6' 8" (1.80m x 2.03m)

Refitted to comprise a modern corner shower with mains mixer tap, pedestal wash basin and low level WC. Fully tiled walls, chromed heated towel rail and electric shaver socket. Upvc window to rear.

**SERVICES**

Mains gas, electricity, water and drainage are connected. Gas fired central heating with a modern combination boiler.

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**NOTE**

We have not tested the services or appliances and prospective purchasers should rely on their own enquiries in this regard.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 76      | 76                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         |                         |
|                                             |         | EU Directive 2002/91/EC |



### LEASE, CHARGES ETC.

Approximately 960 years of the original 999 year lease remain.  
Service charges and ground rent to be confirmed.

### AGENTS 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





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Premier Court is an ideal complex for the over 55 age group and senior citizens being situated in a central position and very convenient for access to town centre shops and other amenities. In addition there is an on site warden and emergency pull cords in each room for added security. A residents lounge and laundry room are nearby and communal gardens provide some outdoor space for warmer days. A visitors room is also available to be booked for out of area visitors. EPC rating C.

Council Tax band: B

Tenure: Leasehold

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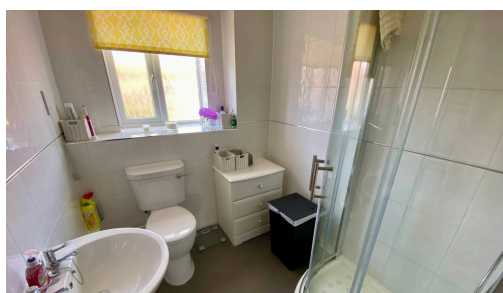
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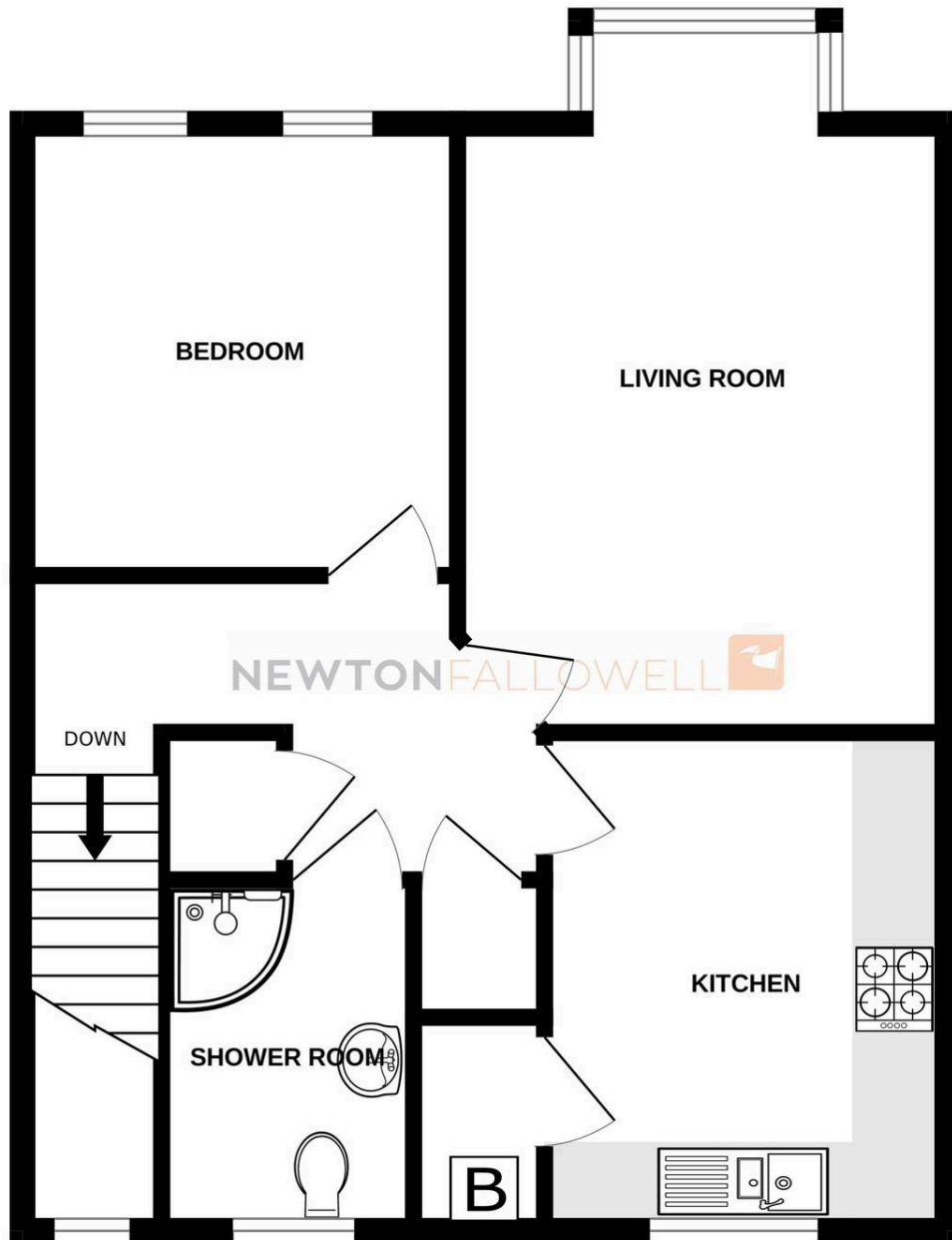
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- Parking Space



## FIRST 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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