



Connells

Wilks Road
Grantham



Property Description

Connells are excited to bring to the market this excellent opportunity for first-time buyers or savvy investors alike. This stylish two-bedroom ground-floor flat offers modern living in a highly desirable setting. Viewings are essential to appreciate what is on offer. Well-presented throughout, the property boasts two generous double bedrooms, with the main bedroom benefiting from a private en-suite. A well-proportioned family bathroom serves the second bedroom and guests. The accommodation goes on to feature a bright and spacious lounge/diner. The contemporary kitchen is sleek and well-designed, offering built-in storage and a clean, modern finish ideal for everyday living or entertaining. Additional benefits include an allocated parking space and a well-maintained communal environment. For investors, the property offers strong rental potential of approximately £830 pcm, delivering an attractive yield of around 6%, making this a compelling investment opportunity. A fantastic lifestyle home or a smart addition to any property portfolio. Viewings essential to appreciate what is on offer. Call now to avoid disappointment

Ground Floor

Lounge / Diner

With a double glazed window to the front, carpet and two radiators.

Kitchen

With a double glazed window to the rear, tiled flooring, spotlights to the ceiling, range of wall and base units with worktop, stainless steel sink, electric oven, gas hob with extractor fan above, intergrated fridge freezer and washing machine.

Landing

With a double glazed window to the rear, carpet, radiator, airing cupboard and a large cupboard.

Bedroom One

Double bedroom, double glazed window to the front, radiator and a storage cupboard.

En-Suite

With a shower cubicle, wash hand basin, W.C, tiled flooring, towel radiator and spotlights to the ceiling.

Bedroom Two

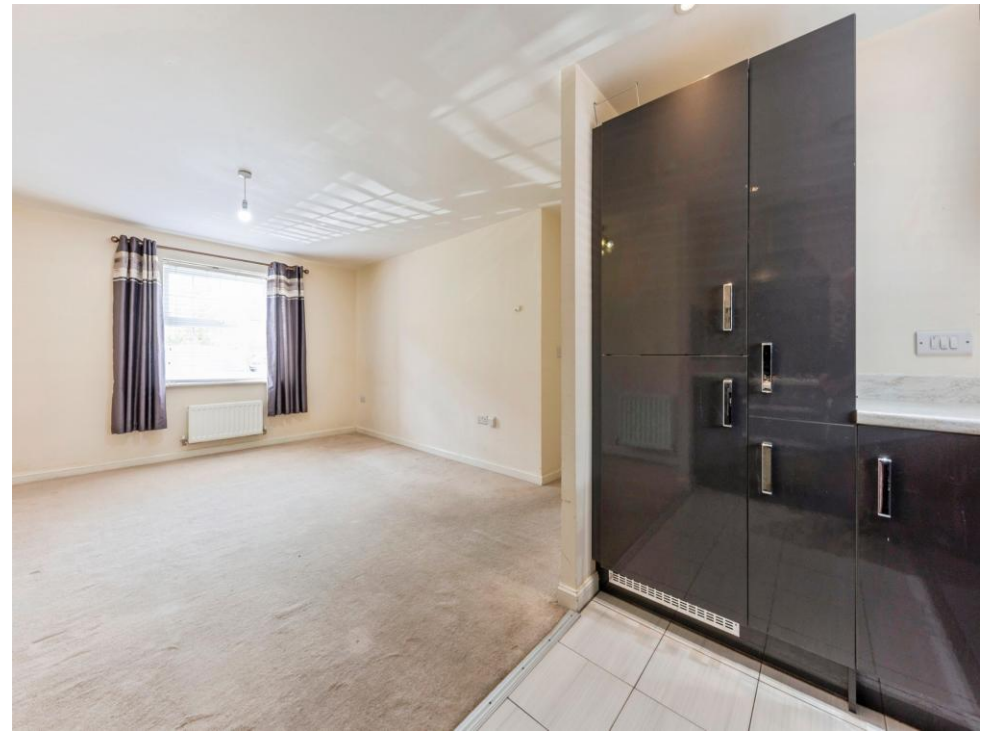
Double bedroom, double glazed window to the front, carpet and a radiator.

Bathroom

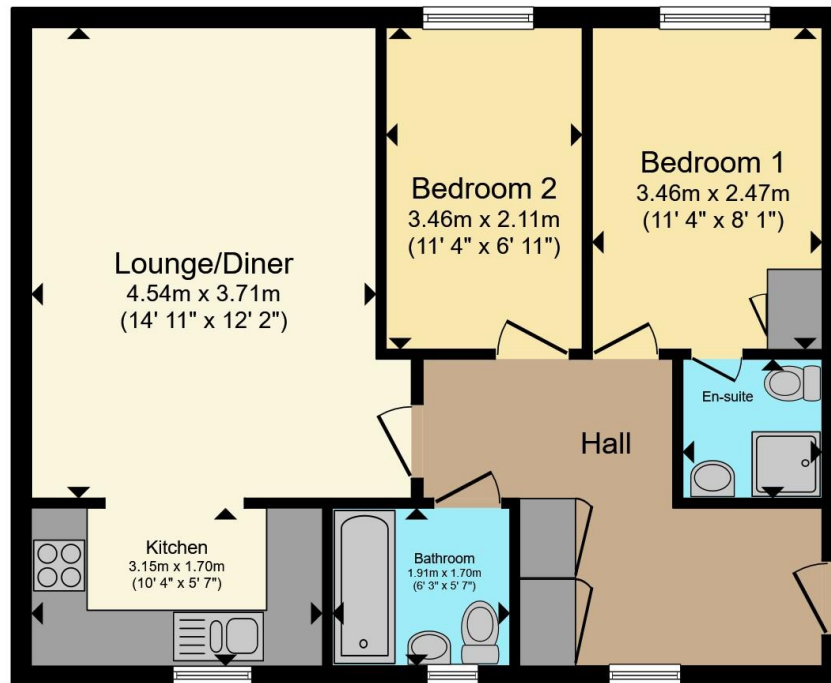
With a double glazed window to the rear, bath, W.C, wash hand basin, tiled flooring and

a towel radiator.









Ground Floor

Total floor area 58.2 m² (626 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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2 Watergate
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EPC Rating: C Council Tax Band: A

Service Charge: 1604.64

Ground Rent: 1552.92

Tenure: Leasehold

view this property online connells.co.uk/Property/GRM309592

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GRM309592 - 0005