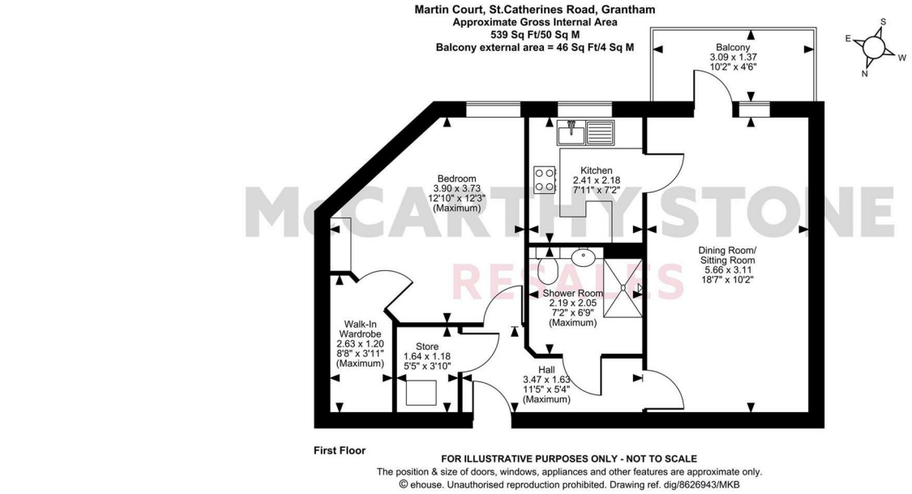
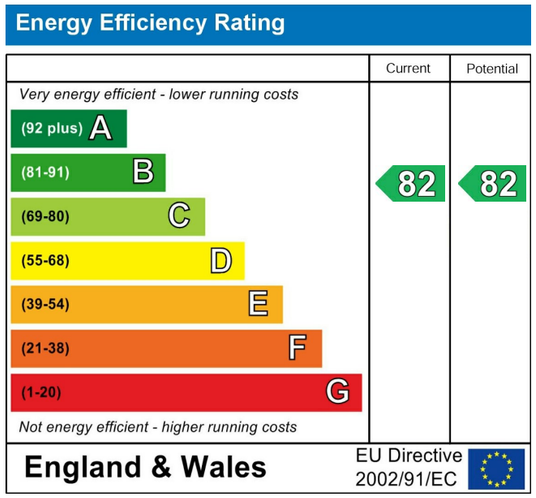
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







5 Martin Court

St. Catherines Road, Grantham, NG31 9DA

1 | 1 | Council Tax Band: A

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 5 Martin Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £130,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Homeowners' lounge - with audio visual equipment and Wi-Fi
- Roof terrace
- House Manager
- Guest suite
- Laundry room
- Lift to all floors
- Landscaped gardens
- Mobility scooter charging point
- Cycle parking
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

5 Martin Court, Grantham

1 | 1 | Asking price £130,000

Summary

Martin Court, a McCarthy & Stone Retirement Living development, is located a around half a mile from the centre of the historic market town of Grantham. The town offers a variety of national and independent shops, banks, and supermarkets. Every Saturday Grantham plays host to a bustling street market. The development has been designed to support modern living with selected apartments featuring fitted wardrobes, Sky+ connection point in living rooms and camera entry system for use with a standard TV.

The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. Martin Court has a great social life which the Homeowners can choose to partake, these include games evenings, film nights, quiz nights, fish & chips and much more! If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability and additional cost) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Property Overview

A spacious one bedroomed property which boasts a large lounge with direct access to a walk out balcony. The bedroom also has a generously sized walk-in wardrobe. Fully fitted kitchen. The shower room includes a walk in shower. A large store cupboard in the hallway provides a good space for storage.

Social Lifestyle 3

The House Manager has helped build a thriving community at Martin Court, ensuring there are lots of events and activities for all interests onsite from chess clubs to yoga, movie nights to cocktail parties.

But don't take our word for it, see what our homeowners have to say:

"Our House manager continues to improve the social aspect of the development by introducing special events such as games afternoons, Chinese takeaway evenings and quiz evenings to name but a few."

"House Manager Michelle, who goes the extra mile in problem solving and supporting social functions, which add so much to the quality of life here."

Landscaped Gardens 2

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." – McCarthy Stone Homeowner

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The Annual Service Charge: £3,357.14 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

Lease length: 125 years from 2014
Ground rent: £425 per annum
Ground rent review: Jan-29

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













