



Flat 2, 92, Harlaxton Road, Grantham
£109,950

 **NEWTON FALLOWELL**

Flat 2, 92, Harlaxton Road

Grantham

Well-presented two-bedroom flat with study, private entrance, open-plan living, no chain, 50% freehold share, no service charge, close to Grantham town centre.

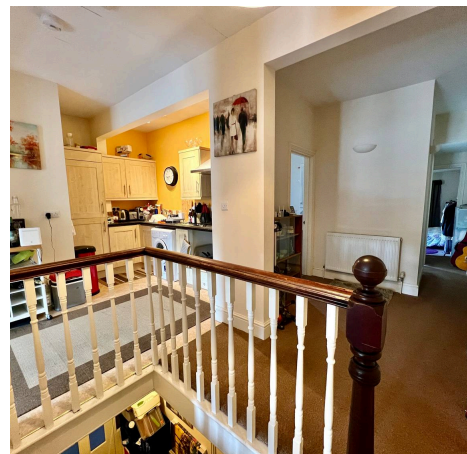
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 1st Floor Flat
- Generous Accommodation
- Two Double Bedrooms
- Study Space
- Sold With Share Of Freehold
- Close To Local Amenities
- Leasehold Flat
- Spacious Lounge Space
- Private Entrance Hall
- Close To Grantham Town Centre





ENTRANCE HALL

LANDING

KITCHEN

10' 3" x 9' 5" (3.12m x 2.87m)

LOUNGE

14' 6" x 14' 0" (4.42m x 4.26m)

STUDY AREA

7' 8" x 6' 9" (2.34m x 2.05m)

BEDROOM TWO

10' 6" x 8' 7" (3.19m x 2.61m)

SHOWER ROOM

6' 8" x 4' 6" (2.03m x 1.36m)

BEDROOM ONE

8' 1" x 12' 10" (2.47m x 3.91m)

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.



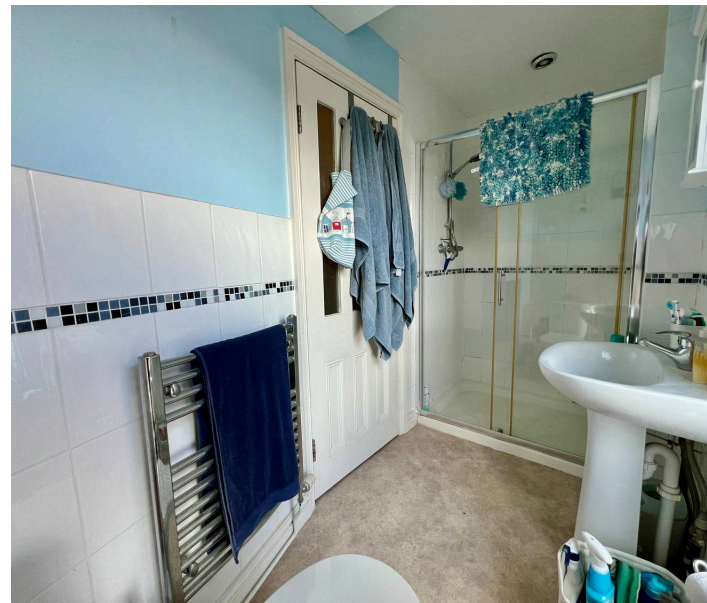


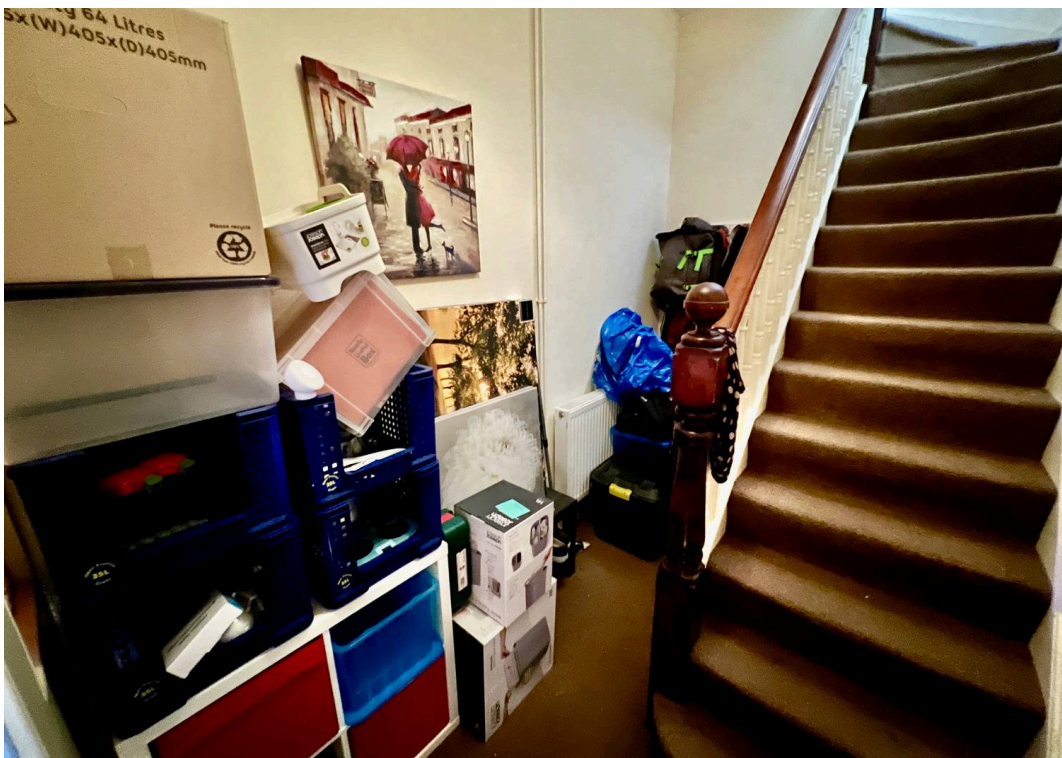
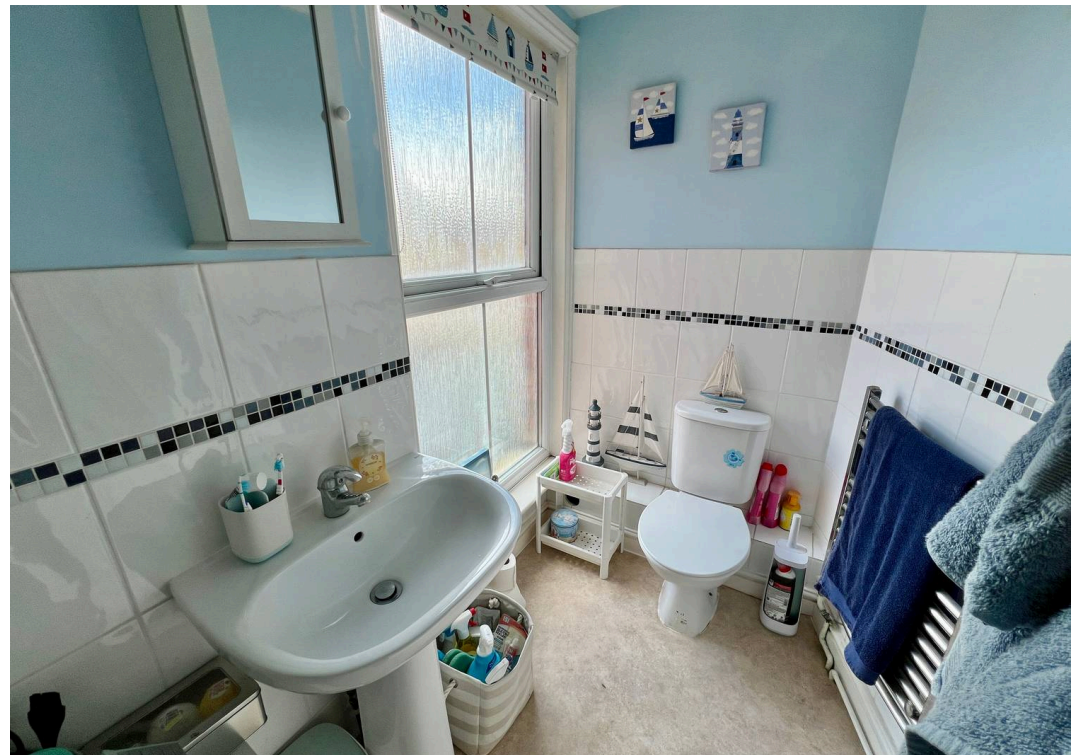
AGENTS NOTE

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

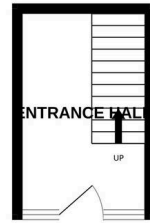
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will 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 £300 if you use their services. For more information please call in the office or telephone 01476 591900.





GROUND FLOOR

FIRST FLOOR



NEWTONFALLOWELL



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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Newton Fallowell Grantham

Newton Fallowell, 68-69 High Street - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/