



17 Premier Court, Grantham

Guide Price £100,000

 **NEWTON FALLOWELL**

## 17 Premier Court

Grantham, Grantham

Premier Court offers over 55s central living with warden, emergency pull cords, residents lounge, laundry, communal gardens, and guest room.

EPC rating C.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 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. A well proportioned living room with radiator and decorative screen 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.

### **AGENTS NOTE**

The sale is subject to a Grant of Probate. Please enquire as to the stage the application has reached. 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 before a memorandum of sale can be issued. 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.

### **SERVICES**

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

### **NOTE**

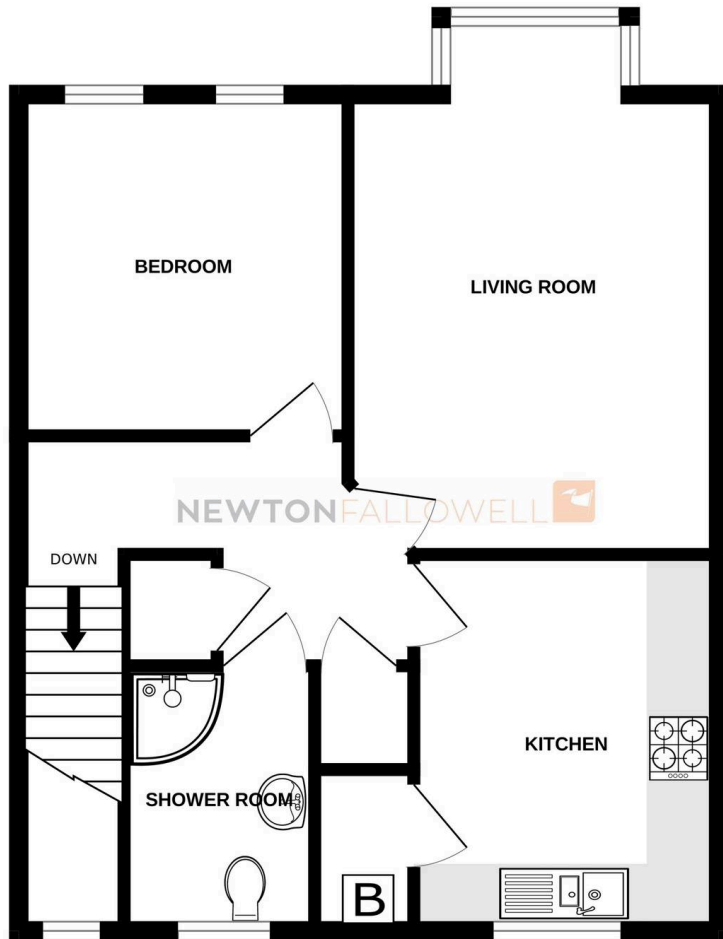
We have not tested the services or appliances and prospective purchasers should rely on their own enquiries in this regard.

### **LEASE, CHARGES ETC.**

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



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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## Newton Fallowell Grantham

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