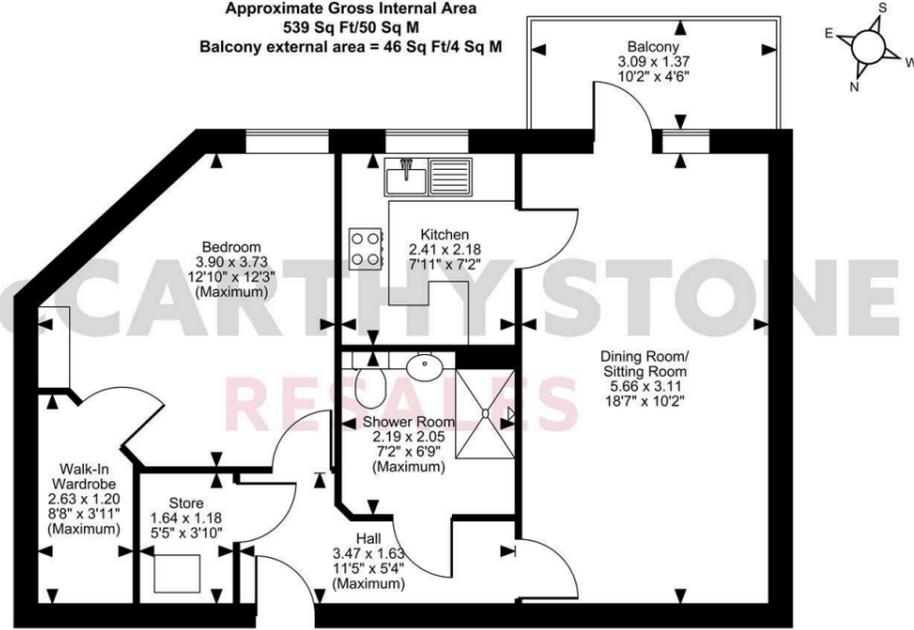


Martin Court, St.Catherines Road, Grantham  
Approximate Gross Internal Area  
539 Sq Ft/50 Sq M  
Balcony external area = 46 Sq Ft/4 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 5 Martin Court

St. Catherines Road, Grantham, NG31 9DA

PRICE REDUCED



PRICE REDUCTION

**Asking price £145,000 Leasehold**

Welcome to Martin Court, a charming apartment located on St. Catherines Road in the picturesque town of Grantham.

This delightful ONE BEDROOM retirement property boasts a WALK OUT BALCONY from the lounge.

Don't miss out on the opportunity to make this lovely apartment your new home in Grantham.

**Call us on 0345 556 4104 to find out more.**

# Martin Court, St. Catherines Road,

## 1 Bed | £145,000

PRICE  
REDUCED

### 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.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Raised electric power sockets, decorative ceiling light, linoleum flooring and electric heater. Doors leading to the lounge, bedroom and shower room.

### Living Room

The bright and spacious lounge with the benefit of a walk out balcony. The room provides ample space for dining, ideally positioned in-front of the mentioned balcony. TV and telephone point, raised electric power sockets, two ceiling lights, linoleum flooring and electric heater. Part glazed door leading to the separate kitchen.

### Kitchen

Fully fitted modern kitchen with low and eye level units and drawers. The inset stainless steel sink and drainer with tiled splashback. A four ring hob with extractor hood above. Space for fridge/freezer. Central ceiling light, tiled flooring and electric sockets.

### Bedroom

A good size bedroom with window and a built in walk in wardrobe. TV and telephone point, raised electric power sockets, central ceiling light with fan, fitted carpets and electric heater.

### Shower Room

Fully fitted with a modern suite comprising a walk in double shower with glass screen, support rails and folding seat. Low level WC, vanity unit with sink and mirror above. Extractor fan, shaving point, heated towel rail and tiled floor to ceiling. Emergency pull cord.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, please please contact your Property Consultant or House Manager.

Service charge £3,224.16 per annum (for financial year end 30th Sept 26).

### Leasehold Information

Lease length: 125 years from 2014

Ground rent: £425 per annum

Ground rent review: Jan-29

### Additional Information & Services

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

