



Elvaston Court, Grantham NG31 7FL

welcome to

Elvaston Court, Grantham

GUIDE PRICE £110,000 - £120,000 - Great FTB property and rental return of approx £750 pcm - GROUND FLOOR APARTMENT - Well presented throughout and offering a lounge/dining area, kitchen, two bedrooms, bathroom and allocated parking. Close to some local amenities.



Entrance

With secure entrance into the main hallway, with intercom system into the block of apartments. Entering through a fire safety door, into the carpeted entrance, which houses the consumer unit, and with a second door leading into the hall way.

Hallway

With carpeted flooring, radiator, built in storage cupboard and entrances to all rooms.

Lounge / Dining Area

14' 10" x 11' 1" (4.52m x 3.38m)

This generous size lounge has a space for a dining area. With two windows to the rear aspect providing lots of light, two radiators and carpeted flooring.

Kitchen

8' 10" x 8' 11" (2.69m x 2.72m)

Having a range of wood effect units at both floor and eye level, stainless steel sink with a single drainer and mixer tap over. Decorative tiling to the walls, Built in electric oven, gas hob and extractor hood above. Window to the rear aspect and tile effect flooring. Space for a washing machine and further appliances.

Bedroom One

11' 5" x 8' 9" (3.48m x 2.67m)

This good size double bedroom has a window to the front aspect of the property, radiator on the side wall and carpeted flooring.

Bedroom Two

9' 5" x 7' 6" (2.87m x 2.29m)

With window to the rear aspect, radiator underneath and carpeted flooring.

Bathroom

With obscure window to the front, radiator on side wall, part tiled wall, soft vinyl flooring, shower over bath, pedestal sink and low level wc.

Description Outside

There is one allocated parking space within the car park area adjacent to this block of apartments, and there are also visitor spaces available.

Agents Notes

This property[is offered on a leasehold basis, the term of the lease and the management charges are to be confirmed with the vendor. Please contact us for further details.



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Elvaston Court, Grantham

- GREAT FOR FTB's OR AS A RENTAL AT £750 PCM
- TWO GOOD SIZE BEDROOMS
- SPACIOUS LOUNGE/DINING AREA
- SEPARATE KITCHEN
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: C

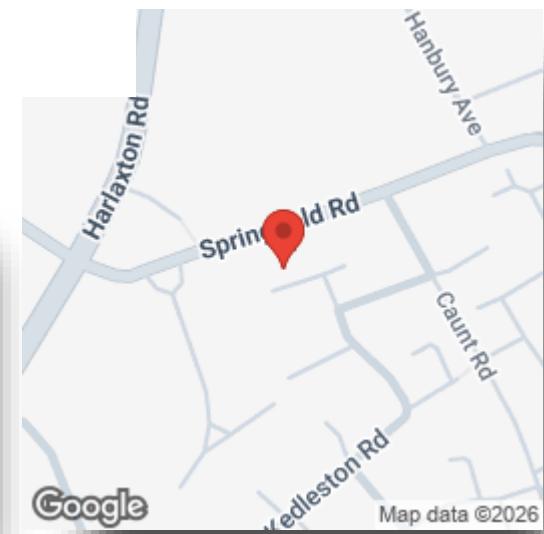
Council Tax Band: A Service Charge: 1388.84

Ground Rent: 201.40

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
GST113113 - 0004

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