



Premier Court, Grantham



- First Floor Retirement Apartment
- Double Bedroom
- Purpose Built Retirement Complex
- Modern Shower Room
- Walking Distance of Shops
- On Site Facilities
- Leasehold
- EPC rating C



Premier Court is an ideal complex for the over 55 age group and senior citizens being situated in a central position and very convenient for access to town centre shops and other amenities.

In addition there is an on site warden and emergency pull cords in each room for added security. A residents lounge and laundry room are nearby and communal gardens provide some outdoor space for warmer days. A visitors room is also available to be booked for out of area visitors. EPC rating C.

GRANTHAM

There is a charming selection of tea rooms, cafes, restaurants, traditional style pubs and a great choice of supermarkets. Oldrids Downtown is a very popular superstore and garden centre at the edge of town just off the A1. Next to Belton Woods Hotel is Belton Garden Centre, which boasts a very successful café/restaurant. Premier Court is situated within the town, very close to Asda and Lidl are within level walking distance.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.



ENTRANCE

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

2.35m x 3.47m (7'8" x 11'5")

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

3.41m x 4.3m (11'2" x 14'1")

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

3.03m x 3.16m (9'11" x 10'5")

Double bedroom with Upvc double window, radiator and alarm pull cord.

SHOWER ROOM

1.8m x 2.03m (5'11" x 6'8")

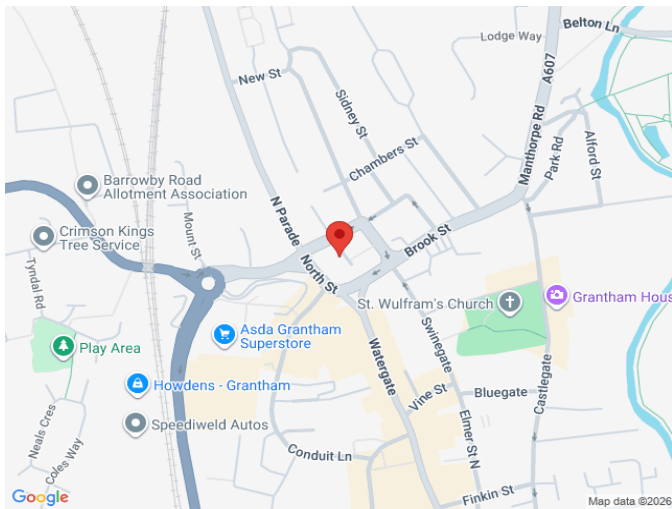
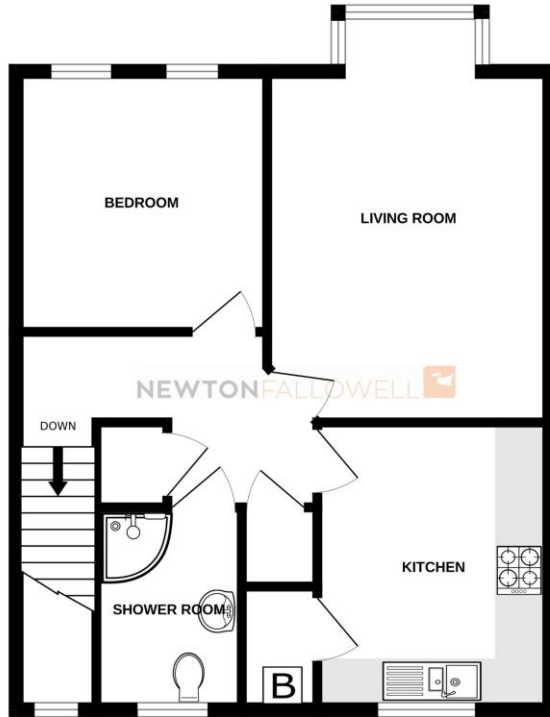
Refitted to comprise a modern corner shower with mains mixer tap, pedestal wash basin and low level WC. Fully tiled walls, chromed heated towel rail and electric shaver socket. Upvc window to rear.

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.

Floorplan

FIRST FLOOR



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