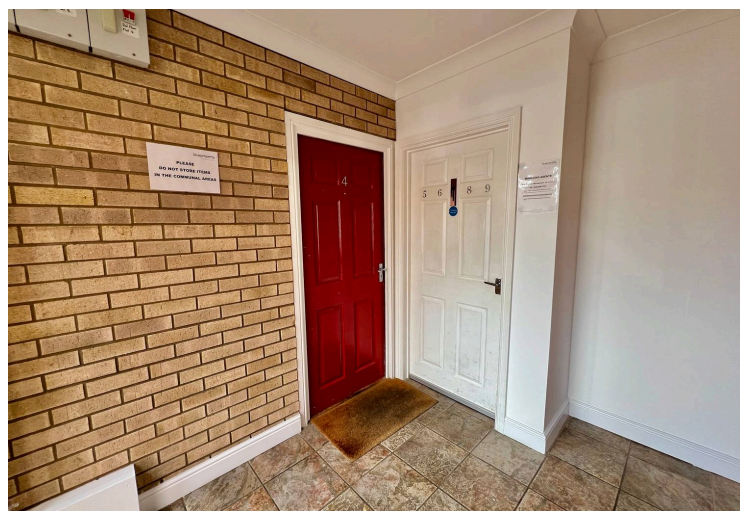


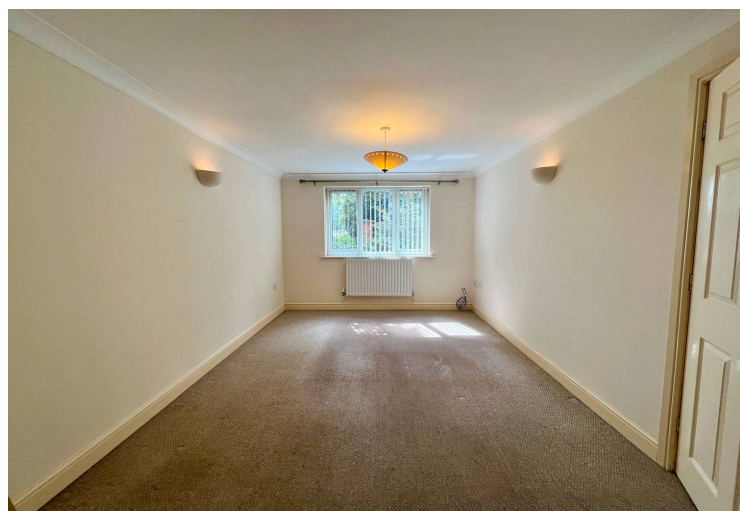


4 University Court, Grantham

£90,000 Leasehold

Ground Floor Flat · Close To Local Amenities · Walking Distance To Town Centre · Open-Plan Kitchen / Diner · Two Generous Bedrooms · Bathroom With Bath & Seperate Shower · Low Maintenance Flat · Fantastic Links To Train Station





ENTRANCE HALL

LOUNGE / DINER

14' 0" x 10' 6" (4.26m x 3.21m)

KITCHEN

10' 5" x 8' 8" (3.18m x 2.65m)

BEDROOM ONE

10' 0" x 8' 5" (3.06m x 2.57m)

BEDROOM TWO

10' 7" x 8' 10" (3.22m x 2.70m)

FAMILY BATHROOM

8' 2" x 5' 7" (2.50m x 1.70m)

DIRECTIONS

From High Street proceed south on to St Peter's Hill, over the traffic lights on to London Road taking the third left turn on to Oxford Street, right at the bottom in to Harrow Street and right in to University Court.

SERVICES

Mains water, electricity and drainage are connected.

COUNCIL TAX BAND

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

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks



A beautifully presented two-bedroom ground floor apartment, ideally situated close to the town centre, local amenities, and within easy walking distance of the mainline train station. Benefitting from gas-fired central heating and uPVC double glazing throughout, this attractive home offers both comfort and convenience.

The accommodation comprises a welcoming entrance hall leading to a spacious open-plan lounge/diner and modern kitchen, creating an ideal space for relaxing and entertaining. There are two well-proportioned bedrooms and a stylish family bathroom featuring both a bath and separate shower cubicle.

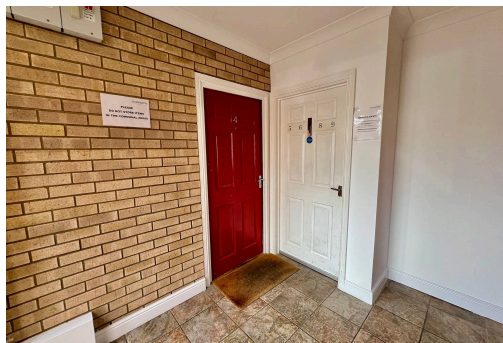
Externally, the property further benefits from off-road parking, making this an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Council Tax band: A

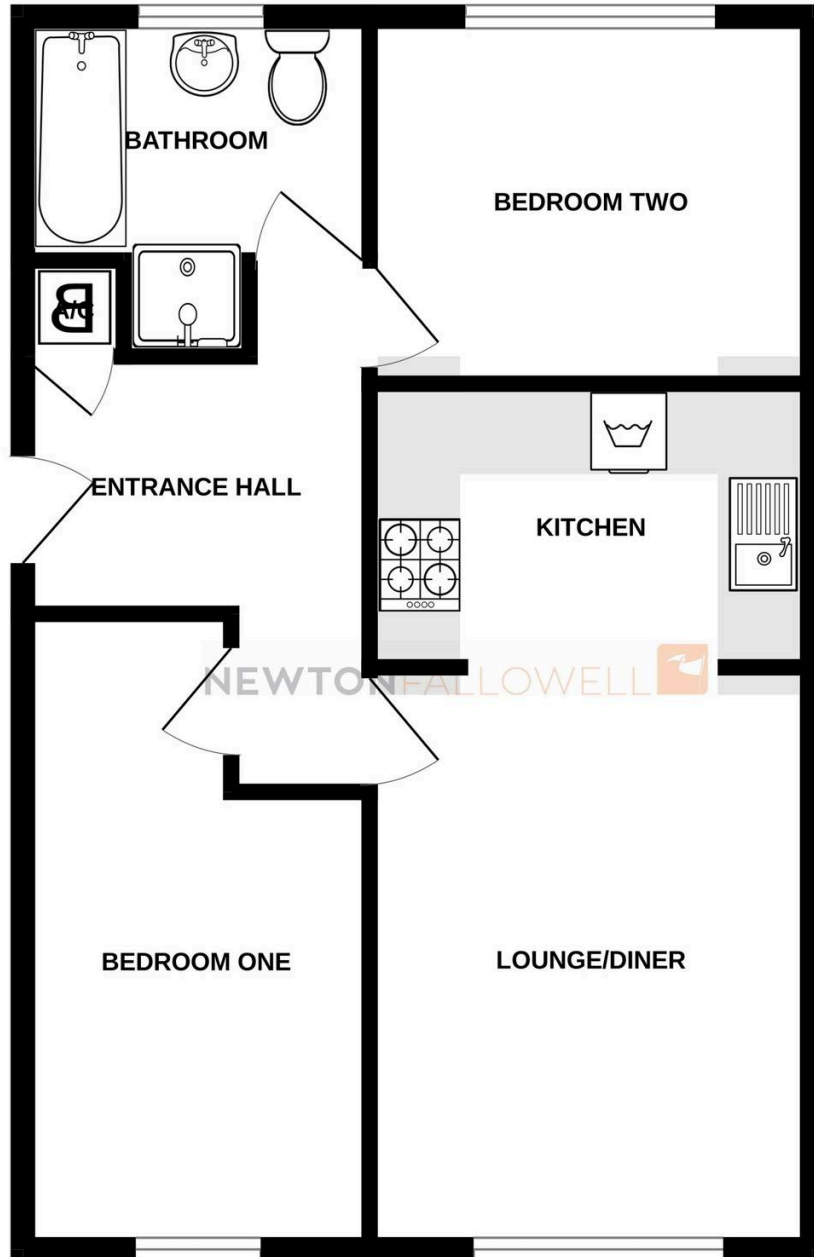
Tenure: Leasehold



- Ground Floor Flat
- Close To Local Amenities
- Walking Distance To Town Centre
- Open-Plan Kitchen / Diner
- Two Generous Bedrooms
- Bathroom With Bath & Seperate Shower
- Low Maintenance Flat
- Fantastic Links To Train Station
- Council Tax Band: A
- EPC Rating: C



GROUND 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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