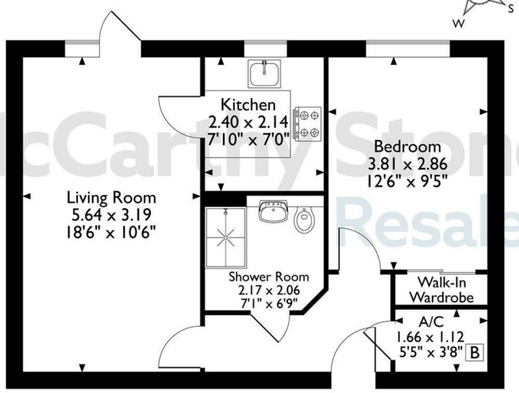
Excellent

Trustpilot

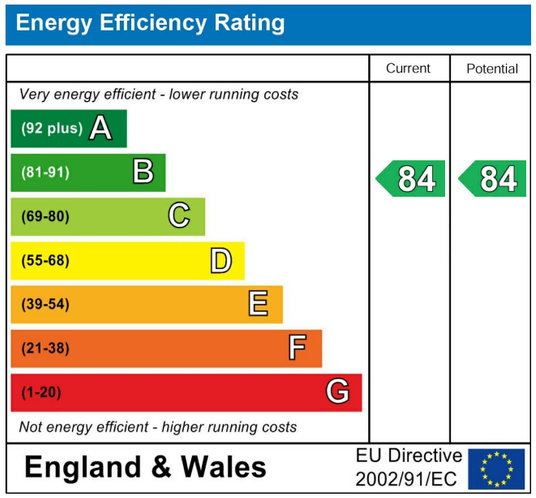
McCarthy & Stone
Resales.

16 Martin Court, St. Catherines Road, Grantham, Lincolnshire
Approximate Gross Internal Area
47 Sq M/506 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







16 Martin Court

St. Catherines Road, Grantham, NG31 9DA

1 1 Council Tax Band: A

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 16 Martin Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £129,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Private patio area
- Modern fitted kitchen
- Spacious double bedroom
- Contemporary shower room
- Guest Suite for visiting family & friends
- Welcoming homeowners Lounge
- Landscaped Gardens
- 24-Hour Careline
- House Manager
- Pet Friendly

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Martin Court, Grantham

1 | 1 | Asking price £129,500

Martin Court
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 a dedicated House Manager on site during working hours to take care of things and make you feel at home. 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, live music, summer BBQ's and much more! If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

Apartment Overview
This one-bedroom ground-floor apartment enjoys views over the well-maintained communal landscaped gardens and benefits from its own patio area. The spacious living room offers ample room for both lounge and dining furniture, with a French door opening onto the patio, providing a lovely spot to sit and enjoy the gardens beyond. A door from the living room leads into the fitted kitchen, where a garden-facing window sits above the sink and drainer. Appliances include a built-in waist-height electric oven with space above for a microwave, and a four-ring electric hob with a chimney-style extractor hood above. The double bedroom also enjoys garden views and benefits from a built-in wardrobe with mirror-fronted sliding doors. Completing the accommodation is a shower room featuring a full-width shower with a glass screen.

Car Parking Scheme
Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Landscaped Gardens
One of the main social hubs of Martin Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:
"Our social calendar is busier than ever, with something for all tastes and abilities."
"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."
"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

Additional Information & Services
• Fibre to the Cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,357.14 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease: 125 years from 1st Jan 2014
Ground rent: £425 per annum
Ground rent review: 1st Jan 2029
Managed by: McCarthy and Stone Management Services

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













