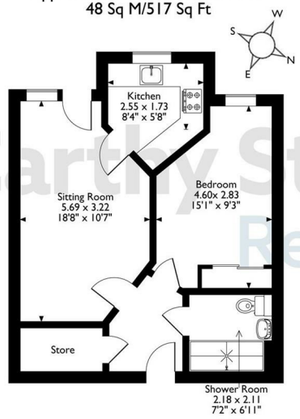
Excellent

Trustpilot

McCarthy & Stone
Resales.

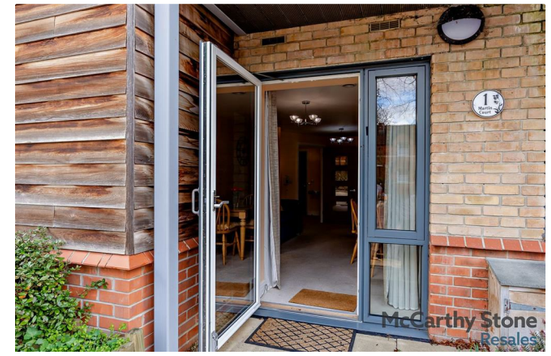


1 Martin Court, St. Catherines Road, Grantham,
Lincolnshire
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



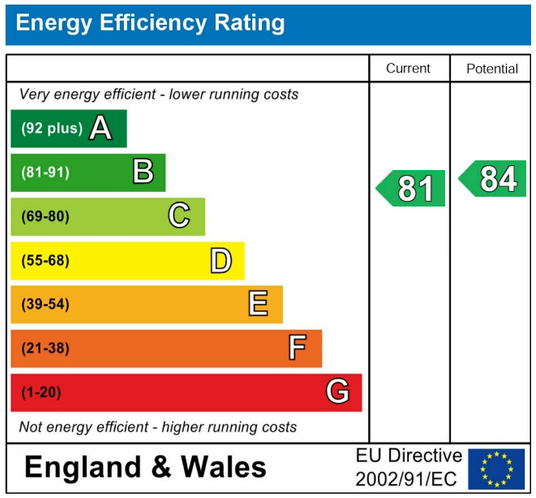
McCarthy Stone
Resales

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

1 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 1 Martin Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £134,950
Leasehold

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

Why you'll love living here:

- Homeowners' lounge - with audio visual equipment and Wi-Fi
- Roof terrace
- House Manager
- Guest suite
- Laundry room
- Lift to all floors
- Landscaped gardens
- Mobility scooter charging point and Cycle parking
- *Pet friendly* *Energy efficient*
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

1 Martin Court, Grantham

1 | 1 | Asking price £134,950

Summary

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR.

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, camera entry system for use with a standard TV, and En-suite shower/bathroom in selected two bedroom apartments.

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, live music 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 fee) 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 with illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour emergency response pull cord system. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors leads to bedroom, lounge and shower room.

Living Room

The lounge benefits from a French door leading to a south westerly facing patio area which provides outlook towards the front elevation. There is room to allow space for dining. TV and telephone point, raised electric power sockets, two decorative ceiling lights, fitted carpets and electric heater. Part glazed door leading to the separate kitchen.

Kitchen

Fully fitted modern kitchen with low and eye level units and drawers for ample storage with roll top work surfaces above. The inset stainless steel sink and drainer with tiled splashbacks, sits below the south west facing window. Electric waist height oven sits below a dedicated space for a microwave and separate electric hob with extractor hood above. Integral fridge/freezer. Ceiling central light, tiled flooring and electric sockets.

Bedroom

Light and spacious double bedroom with window allowing views towards the south westerly front elevation. This room has the benefit of a built in double wardrobe with mirror fronted sliding doors. TV and telephone point, raised electric power sockets, two decorative ceiling lights, fitted carpets and electric heater.

Shower Room

This room is fully fitted with a suite comprising a walk in double shower with glass screen and support rails. 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. To find out more about the service charges please please contact your Property Consultant or House Manager.

The annual service charge is £3,357.14 for the financial year ending 30/09/2027.

** ENTITLEMENTS SERVICE** Check out 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
It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Car Parking Permit Scheme-subject to availability

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

Additional Information & Services

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 CHECK OUR WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet broadband
- Mains water and electricity
- Electric room heating
- Mains drainage













