



University Court, Grantham



- Ground Floor Flat
- Close To Local Amenities
- Walking Distance To Town Centre
- Open-Plan Kitchen / Diner
- Two Generous Bedrooms
- Bathroom With Bath & Seperate Shower
- Leasehold
- EPC rating C



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.

GRANTHAM

The property is situated within walking distance of the town and all amenities. 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. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.



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.

ACCOMMODATION

ENTRANCE HALL

LOUNGE/ DINER

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

KITCHEN

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

BEDROOM ONE

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



BEDROOM TWO
3.22m x 2.7m (10'7" x 8'11")

FAMILY BATHROOM
1.7m x 2.5m (5'7" x 8'2")

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

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 we would ask for your co-operation in order that there will be no delay in agreeing the sale.

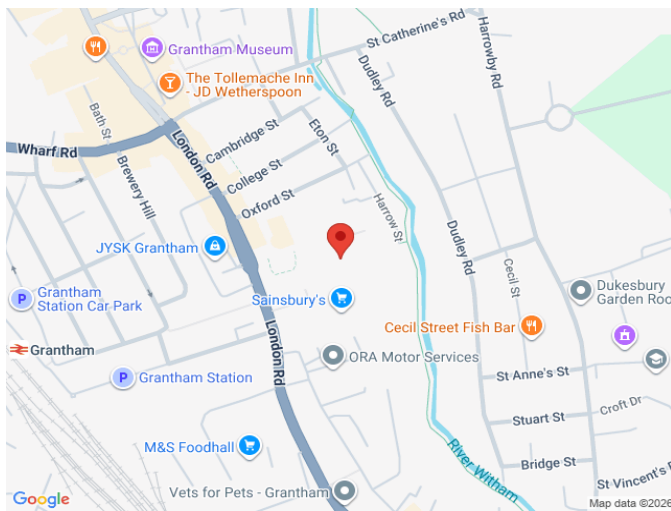
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan

GROUND FLOOR



Newton Fallowell

01476 591900

grantham@newtonfallowell.co.uk