



University Court, Grantham





Situated close to the town centre, local amenities, and transport links, this spacious first-floor apartment has recently undergone a programme of improvements by the current owner. The well-proportioned accommodation comprises an entrance hall with storage and cloak cupboards, a lounge, kitchen, two double bedrooms, and a bathroom. Further benefits include UPVC double glazing and gas-fired central heating. Externally, the property offers allocated parking and a communal hallway with intercom facilities.

An ideal first-time purchase or investment opportunity. Viewing is highly recommended. Offered for sale with no onward chain.



### ACCOMMODATION

### ENTRANCE HALL

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

KITCHEN 3.19m x 2.65m (10'6" x 8'8")

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

BEDROOM TWO 3.2m x 2.7m (10'6" x 8'11")

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

### SERVICES

Mains water, gas, electricity and drainage are connected.



### COUNCIL TAX

The property is in Council Tax Band A.

### 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.

### 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.

### 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.

