



Bolsover Road, Grantham NG31 7FS

welcome to

Bolsover Road, Grantham

GUIDE PRICE £75,000 - £80,000 - 'NO CHAIN' - SECOND FLOOR APARTMENT located in a popular area on the outskirts of Grantham, allocated parking space, close to some amenities and a short walk to the train station. New carpets throughout and move in ready.



Entrance

Entrance door into the main lobby which is on an intercom system to the apartment. Staircase leading up to the second floor when number 51 is located.

Entrance Hall

Front door leading into the entrance hallway having built-in storage cupboards, radiator and doors leading off to all rooms.

Lounge/Kitchen Area

14' 10" x 11' 11" widest point (4.52m x 3.63m widest point)

Lounge/kitchen area.

With Juliet balcony, radiator and kitchen area.

Kitchen with range of units to both the floor and eyelevel. The kitchen area includes fitted electric oven and hob, washing machine and freestanding fridge freezer, all in good order. Stainless steel sink unit and a single drainer with a mixer tap over.

Bedroom

11' 10" Incl wardrobes x 8' 8" (3.61m Incl wardrobes x 2.64m)

Window to the rear aspect, carpet and a radiator.

Shower Room

9' 8" x 2' 11" (2.95m x 0.89m)

With a fitted shower unit, pedestal wash and basin, low-level WC and extractor fan.

General Description Outside

The property has one allocated car space and there is also a communal bin store.

Agents Note:

There are Leasehold charges in relation to this property - Reviewed annually

Further details contact the branch to discuss

Ground Rent - £170 - P annum

Service Charges - £1089.50 - P annum



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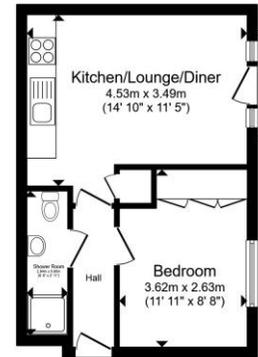
- Second Floor Apartment
- New Carpets Throughout
- 'No Chain'
- Move in Ready Condition
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1089.50

Ground Rent: 170.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 30.5 m² (328 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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guide price

£75,000 - £80,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114007 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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