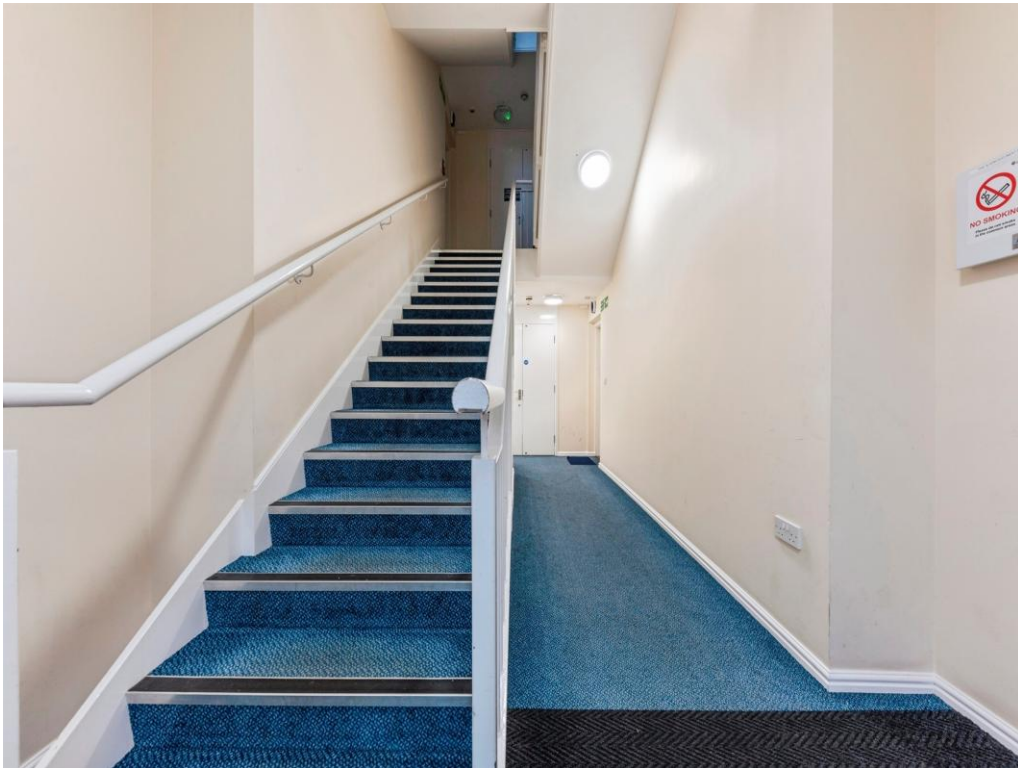




Connells

Hudson Way
Grantham



Property Description

Connells are delighted to bring to the market this two bedroom ground floor flat with allocated parking.

Located in a highly desirable development in Grantham, this property benefits from excellent accessibility, being within walking distance of the town centre and mainline station. With direct trains to London in around 1 hour and 10 minutes, Grantham continues to attract commuters priced out of the capital, making this a compelling proposition for investors seeking long-term demand and strong rental appeal.

This home consists of a walk in entrance, open plan kitchen/ lounge with dining space, two storage cupboards, two double bedrooms one containing wardrobes and a three piece family bathroom with a shower. You also benefit from natural lighting and allocated parking to the front.

Ideal for first-time buyer or investors.

Viewings is highly recommended to fully appreciate this home! Call Connells today for more details and to arrange your viewing.

Ground Floor

Entrance Porch

Communal entrance with doors and stairs.

Living Room

With double doors leading to a balcony, window, wood effect flooring, storage heater.

Kitchen

With a window looking to the car park, wood effect flooring, space for free standing appliances, electric oven, electric hob with extractor fan above.

Landing

With doors leading to the living room, bedroom one and two, storage heater, bathroom and two storage cupboard.

Bedroom One

With French doors leading on to the balcony, carpet, storage heater, built in wardrobes.

Bedroom Two

With a window to the rear, carpet, storage heater.

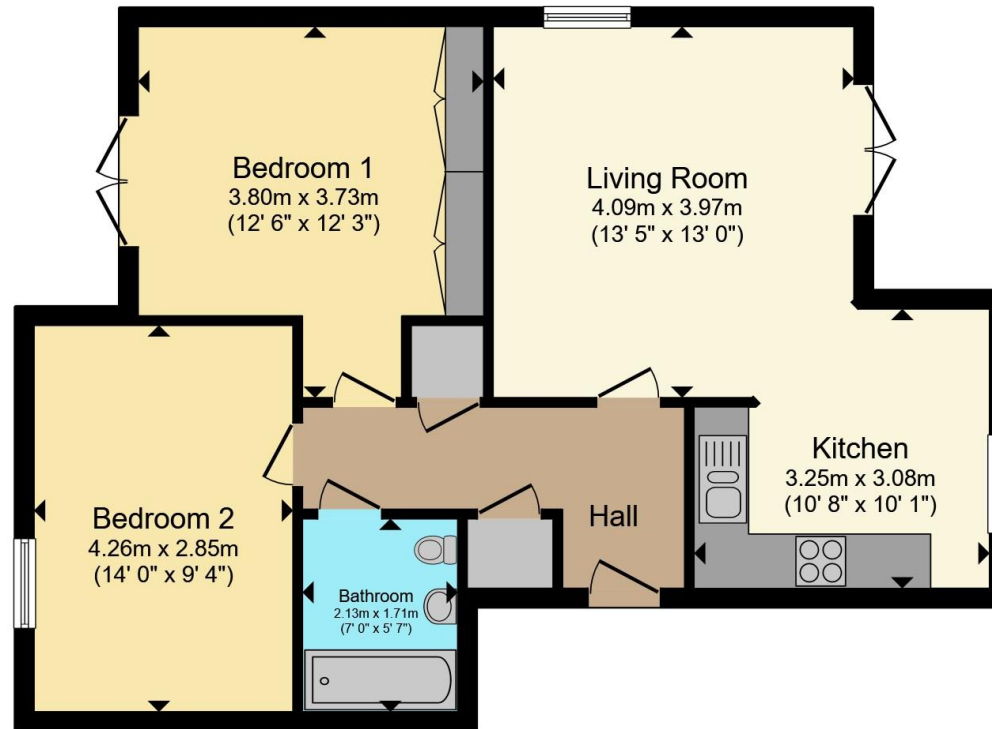
Bathroom

With a bath with shower over, electric shower radiator, wash hand basin and a W.C.









Total floor area 63.0 m² (678 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



To view this property please contact Connells on

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2 Watergate
 GRANTHAM NG31 6PR

EPC Rating: C Council Tax
 Band: A

Service Charge:
 2050.75

Ground Rent:
 145.00

Tenure: Leasehold

view this property online connells.co.uk/Property/GRM309323

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Feb 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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