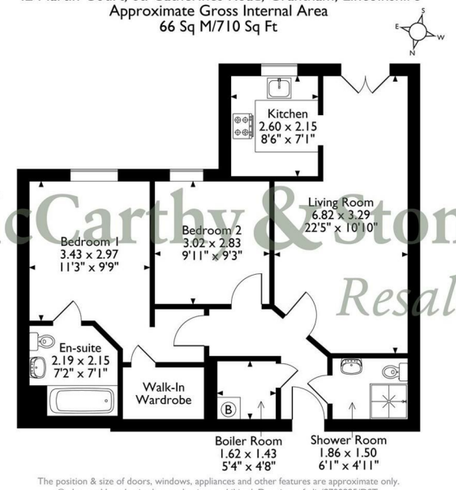
Excellent

Trustpilot

McCarthy & Stone
Resales.



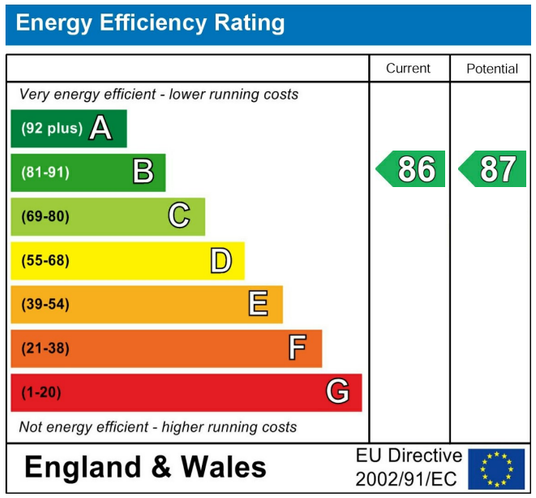
42 Martin Court, St. Catherines Road, Grantham, Lincolnshire
Approximate Gross Internal Area
66 Sq M/710 Sq Ft



McCarthy & Stone Resales.

The position & size of doors, windows, appliances and other features are approximate only.
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42 Martin Court

St. Catherines Road, Grantham, NG31 9DA

2 2 Council Tax Band: B

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

Asking price £220,000 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
- Cycle parking
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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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

42 Martin Court, Grantham

2 | 2 | Asking price £220,000

Summary

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND 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 (usually for a fee of £25 per night - subject to availability) 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 - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the kitchen, bedrooms, living room and bathroom.

LIVING ROOM

The lounge/ diner has French doors that open out to a Juliet balcony with south west facing views and has an electric fire, tv and telephone point, electric heater and provides access into the kitchen.

KITCHEN

The kitchen has a UPVC double glazed window, fitted with modern low and eye level units and drawers with rolltop worksurfaces above, inset white composite sink and drainer with tiled splashbacks. Electric oven and hob with extractor hood above, integral fridge-freezer and tiled flooring.

BEDROOM ONE

Spacious master bedroom with UPVC double glazed window towards the rear. Walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

ENSUITE

Fully tiled and fitted with suite comprising of bath with shower over. Low level WC, vanity unit with sink and mirror above.

BEDROOM TWO

Spacious second bedroom which could be used as a dining room, office or hobby room which overlooks communal area. Ceiling lights, TV and phone point.

SHOWER ROOM

Comprising of a shower which has a floor drainer. Low level WC, vanity unit with sink and mirror above. Extractor fan, shaving point, heated towel rail and tiled floor to ceiling.

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
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or House Manager.

The Annual Service Charge is £5,035.71 for the financial year ending 30/09/2027.

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

- Gfast & Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Leasehold information

Lease: 125 years from 1st Jan 2014
Ground rent: £495 per annum
Ground rent review: 1st Jan 2029













