



Flat 14, Montanari Court Avenue Road, Grantham
£120,000 | £775 pcm

 **NEWTON FALLOWELL**

Flat 14

Montanari Court Avenue Road, Grantham

First-floor duplex apartment with open-plan kitchen, two bedrooms, bathroom, allocated parking, secure gated access, and intercom. Currently let at £775pcm. Great investment opportunity.

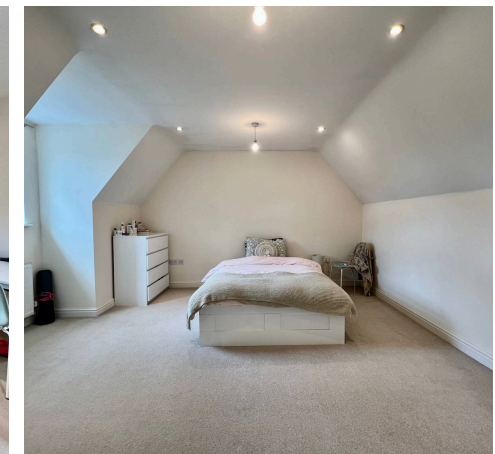
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Duplex Apartment
- Ideal Investment Purchase
- Close to Town Centre Amenities
- Two Bedrooms
- Open Plan Kitchen and Lounge
- Family Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Energy Rating C
- Council Tax Band A





ENTRANCE HALL

With secure intercom facility linked to the main communal entrance door, central heating thermostat and stairs rising to the first floor.

CLOAKROOM

Having pedestal wash basin, low level WC., extractor and tiled splashbacks.

BEDROOM TWO

7' 10" x 6' 10" (2.40m x 2.09m)

With uPVC double glazed window and radiator.

KITCHEN / LIVING ROOM

13' 3" x 15' 9" (4.03m x 4.80m)

Having a range of base level cupboards and drawers with matching eye level units, work surface with inset stainless steel sink and drainer with mixer tap over, inset 4-ring gas hob with electric oven beneath, tiled splashbacks and space and plumbing for washing machine. The lounge area offers a uPVC double glazed window and radiator.

FIRST FLOOR LANDING

Having over stairs storage cupboard.

BEDROOM ONE

13' 5" x 12' 10" (4.10m x 3.90m)

With uPVC double glazed window and radiator.

BATHROOM

7' 10" x 4' 3" (2.40m x 1.30m)

Having panelled bath with electric shower over and glazed screen, pedestal wash basin and low level WC., tiled splashbacks, radiator and Velux window.

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 taking the left turn at the traffic lights adjacent to Santander on to Avenue Road. The property is along on the left-hand side on the corner of Grove End Road.

GRANTHAM

The apartment is conveniently situated within a short walk of the town centre and railway station. 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.

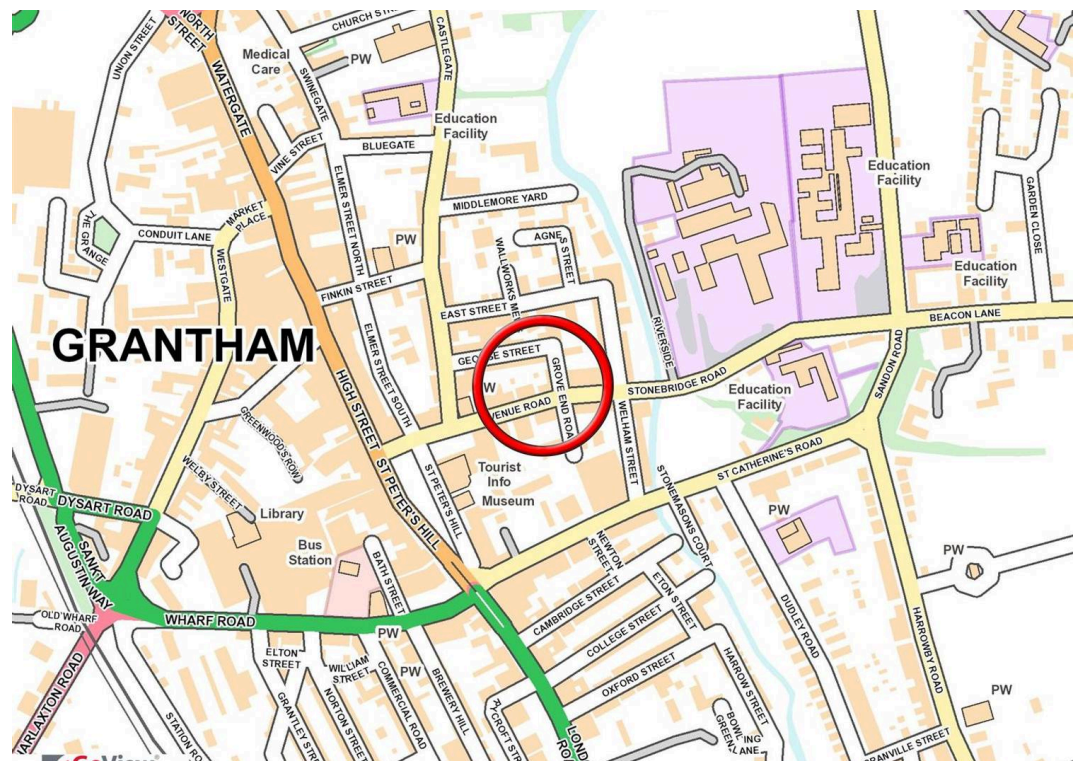
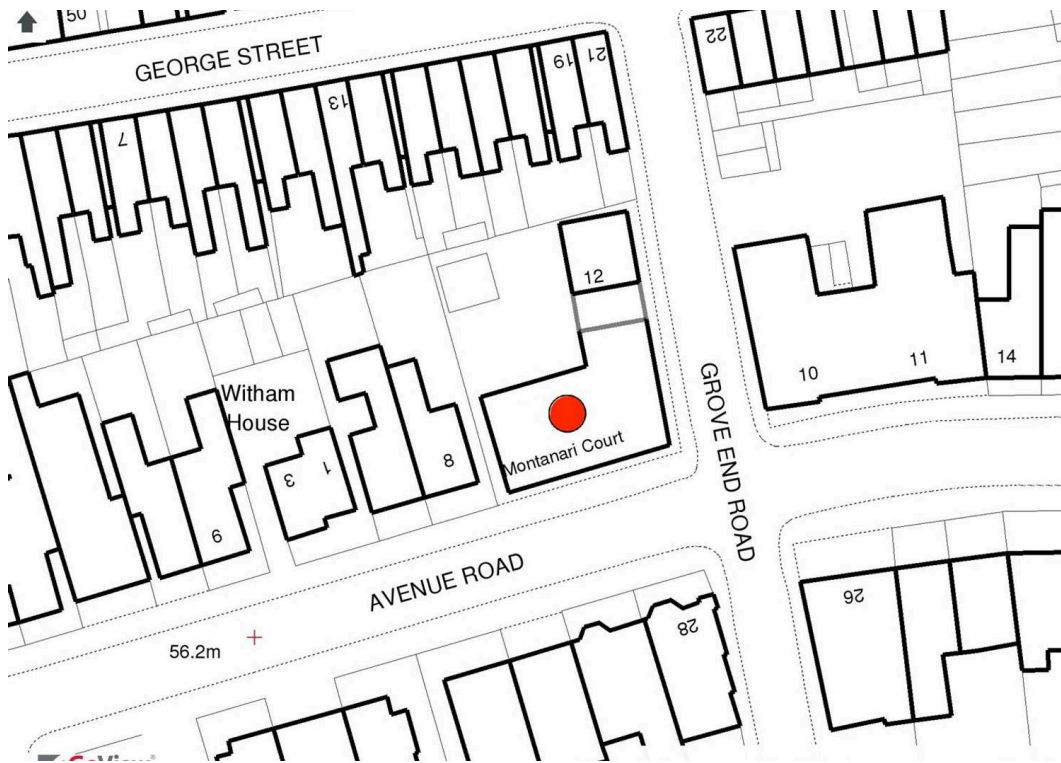
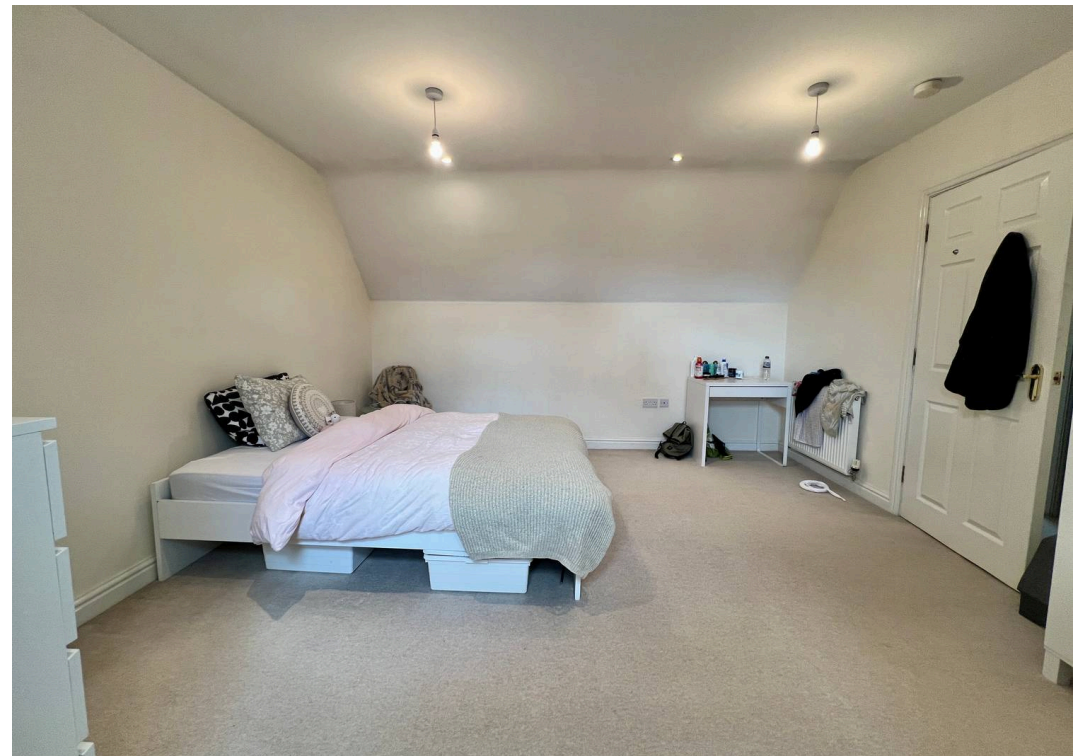
AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

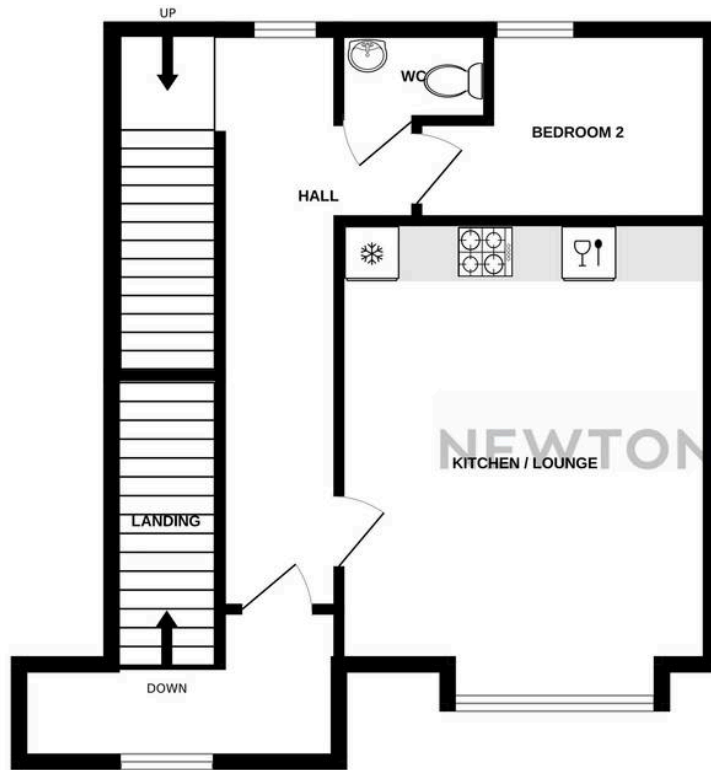
NOTE

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a 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 £250 if you use their services.

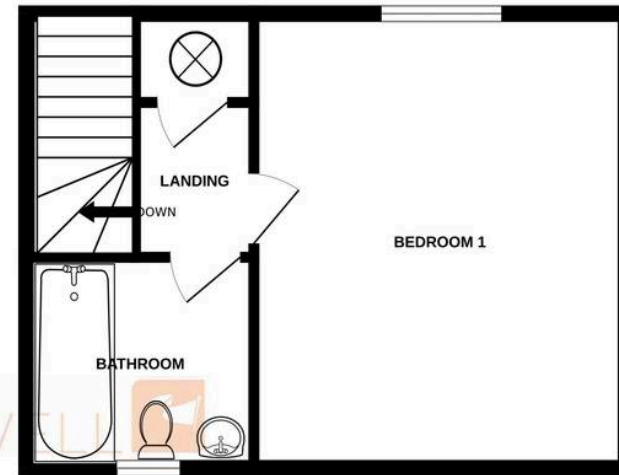




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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