



**Connells**

Cromford Court  
Grantham



## Property Description

Connells are delighted to bring to the market this well-presented one-bedroom flat with allocated parking.

This home comprises of a hallway, open-plan kitchen and living area, creating a sociable space ideal for relaxing or entertaining. A Double bedroom and a shower room.

This home offers a comfortable living environment perfectly suited for first-time buyers or investors.

Excellent opportunity for first-time buyers or investors.

Early viewing is highly recommended.

\*\* This home is being sold with no chain\*\*

## Kitchen / Lounge

Wood laminate flooring, electric heater, wall and base units, large in built cupboard, electric oven and hob.

## Landing

Wood laminate flooring, electric heater, fuse box.

## Bedroom One

Double bedroom, double glazed window to the front, electric heater, wood laminate flooring.

## Shower Room

Shower cubicle, W.C, wash hand basin, towel radiator, Lino flooring.









Total floor area 31.0 m<sup>2</sup> (333 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: C Council Tax  
 Band: A

Service Charge:  
 1089.50

Ground Rent:  
 170.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM309485](http://connells.co.uk/Property/GRM309485)**

This is a Leasehold property with details as follows; Term of Lease 130 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



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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