



**Connells**

Scarsdale Way  
Grantham



## Property Description

*\*Attention First Time Buyers/Investors\**

Connells are excited to bring to the market this 2 bedroom ground floor apartment positioned on a popular modern estate set just on the outskirts of Grantham Town Centre and is within walking distance to the Train station, which offers direct links to London Kings Cross in approx 64 minutes, and local amenities and schooling on your door step. The accommodation briefly comprises an entrance hall, kitchen/living room, two bedrooms and a shower room. There is electric heating and allocated parking. The property benefits from recently being decorated including new flooring. Call now to arrange your viewing!

Please note - We have been advised that the property is Leasehold with 128 years left on the lease and that the cost per annum for ground rent and service charge is approximately £1329.50.

Grantham is a historic and growing market town situated on the old Great North Road (A1) and East Coast main line linking the town to London (Kings Cross) in just over an hour. Within the town there are both girls' and boys' grammar schools, also a number of primary, secondary and nursery schools. Grantham boasts a wealth of further amenities such as health, leisure and shopping including a variety of independent boutiques and National chain shops as well as a Saturday street market.

## Ground Floor

### Landing

New carpet, storage heater and two inbuilt cupboard.

### Lounge / Kitchen

With a double glazed window to the rear, new carpet, electric radiator, range of wall and base units, electric oven with hob.

### Bedroom One

Double bedroom, double glazed window to the rear, new carpet, inbuilt wardrobe and a electric radiator.

### Bedroom Two

With a double glazed window to the rear, new carpet and a electric radiator.

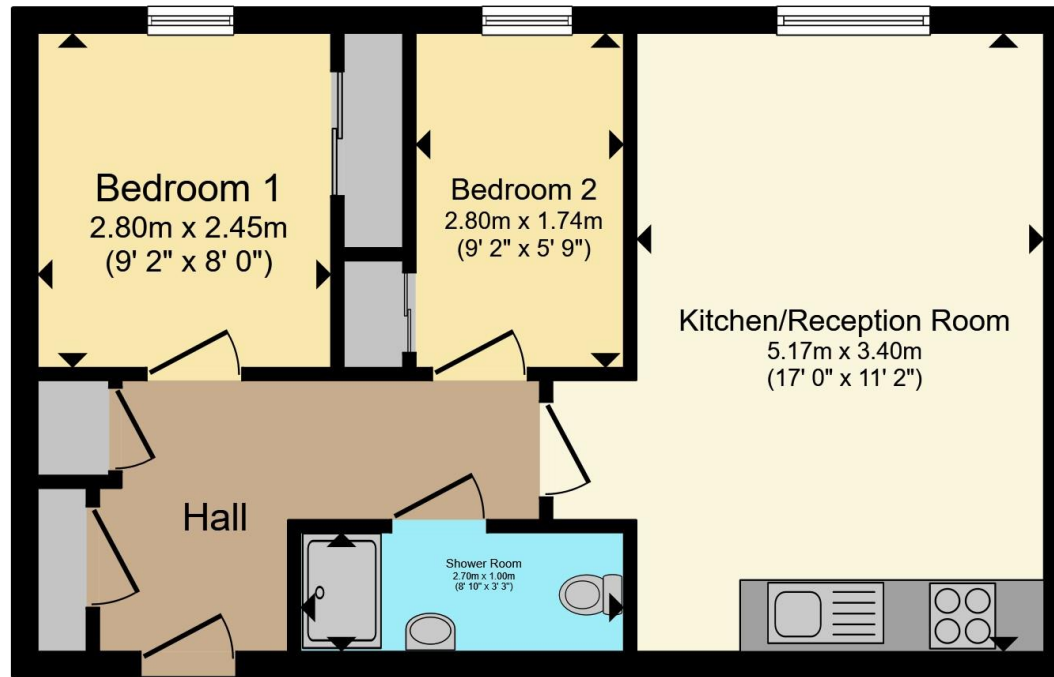
### Bathroom

With a walk in shower, towel radiator, W.C, wash hand basin and new tile flooring.









## Ground Floor

Total floor area 43.4 m<sup>2</sup> (467 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)



To view this property please contact Connells on

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**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:  
 240.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM309606](http://connells.co.uk/Property/GRM309606)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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