



Hathersage Close, Grantham NG31 7GP

welcome to

Hathersage Close, Grantham

GUIDE PRICE £100,000 - £105,000 - In a very popular location and great for commuting. Lovely two bedroom flat with lounge diner and Juliet balcony, modern kitchen and bathroom. Viewing Highly Recommended. Call the sales team now on 01476 566363 to book your viewing.



Entrance

With a security front door leading into the main entrance hall. Staircase up to the first floor landing, the property is identified as number 53.

Entrance Hall

Front door leading into the spacious entrance hall, with doors leading off to all the rooms and cupboard for storage.

Lounge/Diner

9' 2" x 8' 6" (2.79m x 2.59m)

This side aspect lounge has a radiator, window to one side and French doors with Juliet balcony, and open plan access to the kitchen area.

Kitchen

8' 6" x 8' 2" (2.59m x 2.49m)

With white gloss units at both floor and eyelevel, built-in electric oven gas hob and extractor hood above. Stainless steel sink unit with a single drainer and a mixer tap over. Wall mounted cupboard housing the central heating boiler. Plumbing for automatic washing machine, space for a tall fridge freezer, and window to the side aspect.

Master Bedroom

8' 2" x 13' 8" (2.49m x 4.17m)

With a window to the front aspect and a radiator.

Bedroom Two

7' 2" x 8' 8" (2.18m x 2.64m)

Bedroom two with a window to the front aspect and a radiator.

Bathroom

8' 2" x 5' 9" (2.49m x 1.75m)

Comprising of a white suite, bath with a shower over, low-level WC and pedestal wash basin, radiator and part tiling to the walls.

General Description Outside

Each of these apartments has an allocated parking space, with further parking spaces for visitors.



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Hathersage Close, Grantham

- TWO BEDROOM APARTMENT
- IN A VERY SOUGHT AFTER LOCATION
- OPEN PLAN LIVING AREA
- MODERN KITCHEN AREA
- WALKING DISTANCE TO THE TOWN

Tenure: Leasehold EPC Rating: B

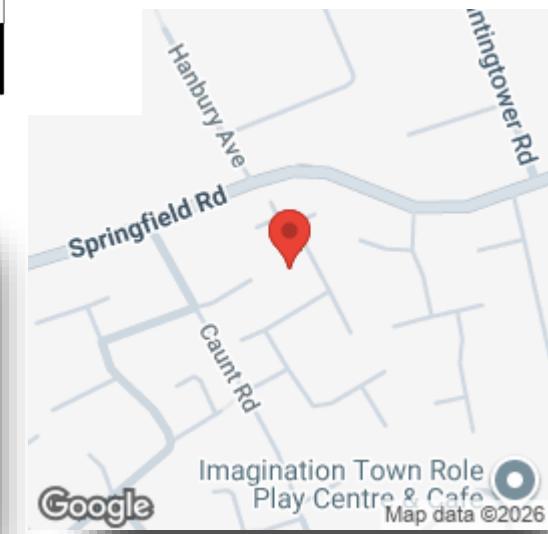
Council Tax Band: A Service Charge: 1306.00

Ground Rent: 340.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£100,000



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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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