



47 Hathersage Close, Grantham
£110,000

 **NEWTON FALLOWELL**

47 Hathersage Close

Grantham

A well presented ground floor apartment with living room, 2 bedrooms, kitchen and bathroom. Close to amenities. Dedicated parking. Ideal for investors or first time buyers. Council Tax band: A

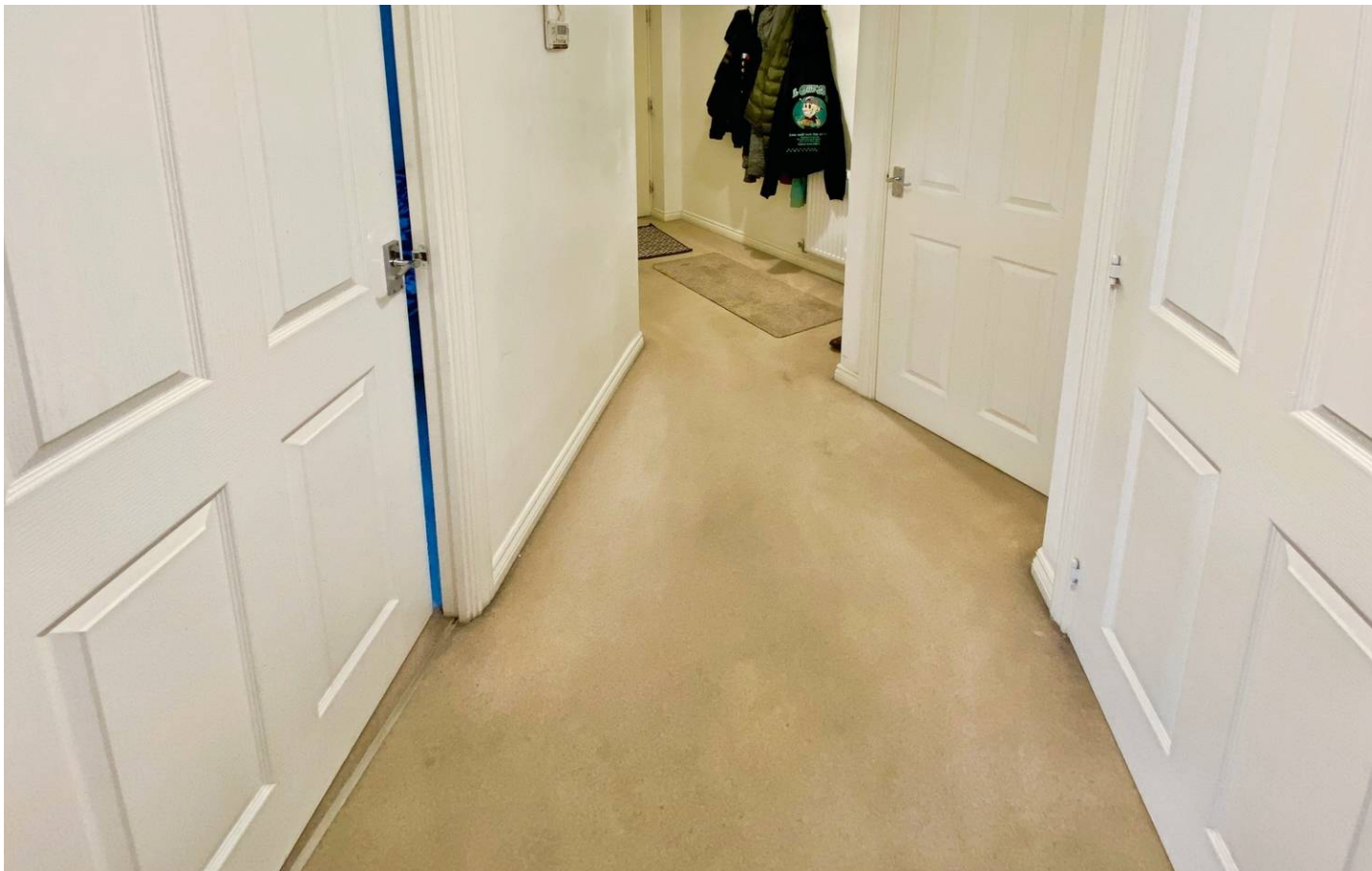
Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Ground Floor Apartment
- Comfortable and Easily Run Accommodation
- Dedicated Parking Space Near Entrance
- Entrance Hall
- Good Sized Living Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom/WC
- Gas Central Heating





ACCOMMODATION

COMMUNAL ENTRANCE

With intercom entry facility.

ENTRANCE HALL

With radiator, useful storage cupboard and doors to:

LIVING ROOM

14' 3" x 11' 3" (4.34m x 3.43m)

With uPVC double glazed windows to two aspects, two radiators and an open archway to the kitchen area.

KITCHEN

7' 9" x 7' 5" (2.36m x 2.26m)

Featuring a modern fitted 'U' shaped kitchen with various eye and base level units and roll edge work surfacing continuing in to up stands, inset stainless steel sink and drainer with mixer tap, integrated 4-ring gas hob with stainless steel splashback and stainless steel extractor over and single oven beneath, space and plumbing for washing machine, space for fridge freezer, uPVC double glazed window to the side aspect.

BEDROOM 1

17' 4" x 8' 5" (5.28m x 2.57m)

A spacious main bedroom with uPVC double glazed window to the rear aspect, radiator.

BEDROOM 2

11' 10" x 5' 10" (3.61m x 1.78m)

With uPVC double glazed window to the rear aspect, radiator.

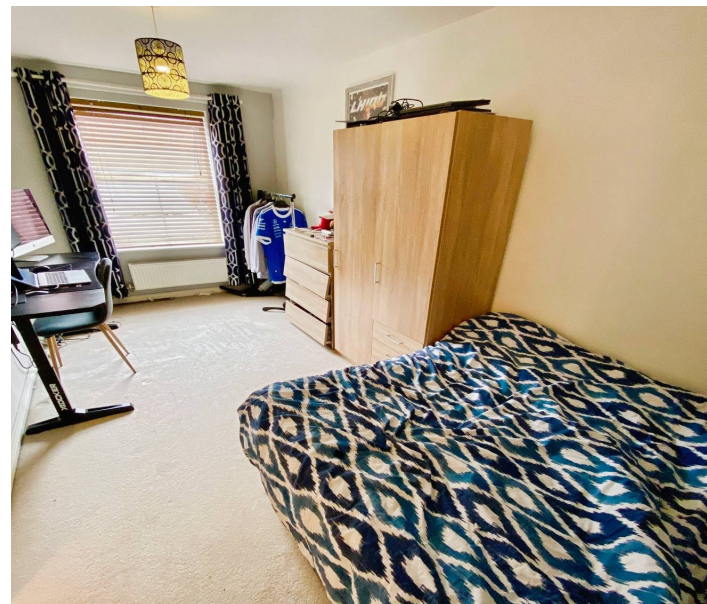
BATHROOM

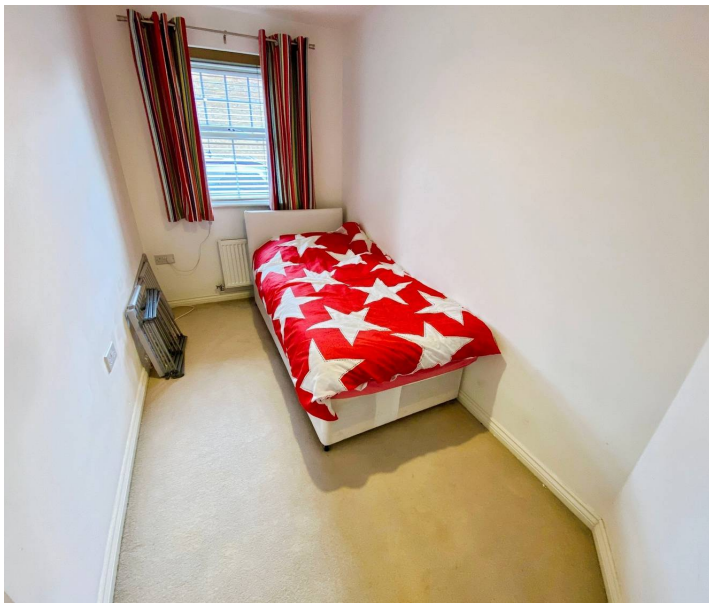
6' 9" x 6' 2" (2.06m x 1.88m)

With tile effect flooring, a white 3-piece suite comprising paneled bath with tiled splashbacks and shower over, close coupled WC and pedestal wash handbasin with a tiled splashback, radiator, spotlighting and extractor fan.

SERVICES

Mains water, gas, electricity and drainage are connected. Gas fired central heating is installed. We have not tested the services or related appliances and prospective purchasers should rely on their own enquiries.





COUNCIL TAX

The property is registered as Band A for Council Tax purposes.

DIRECTIONS

From High Street continue south along London Road taking the right turn at the traffic lights on to Springfield Road. Turn left on to Caunt Road and then second left into Hathersage Close. The property is found towards the end of Hathersage Close.

ANTI MONEY LAUNDERING CHECKS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

AGENTS NOTE

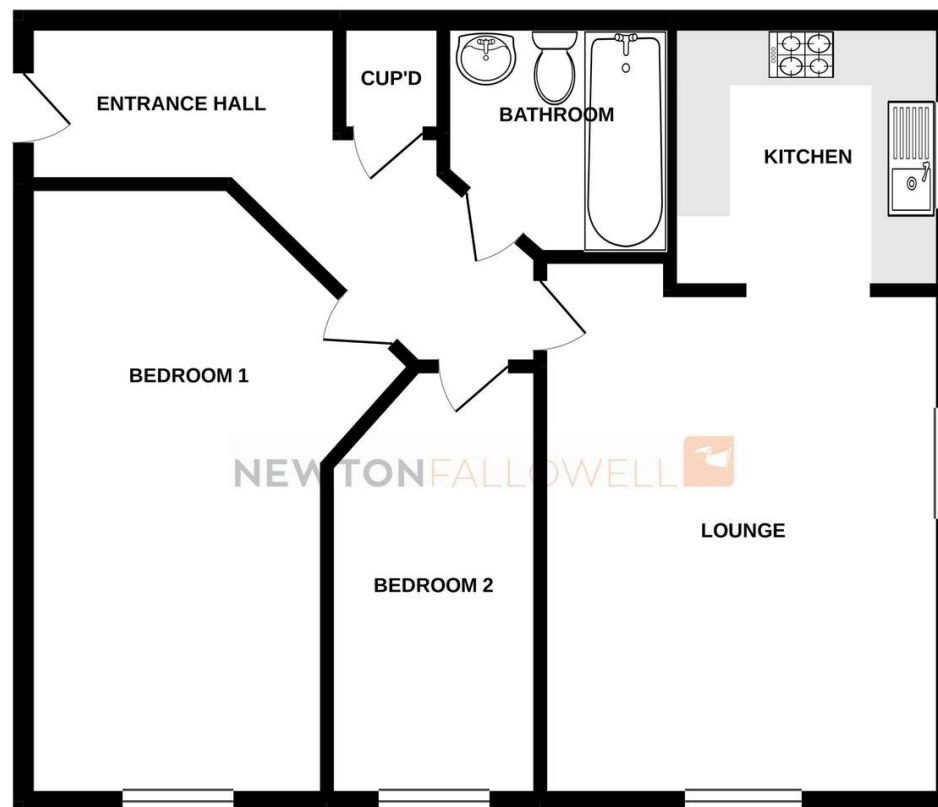
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Services and appliances have not been tested.

LEASE AND CHARGES

There are approximately 109 years remaining on the lease. There is a service charge of £120 per calendar month to include the buildings insurance premium and an annual ground rent of £250.



GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 sq.m.) approx.

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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