



Flat 2, 92, Harlaxton Road, Grantham

Guide Price £109,950

 **NEWTON FALLOWELL**

Flat 2, 92, Harlaxton Road

Grantham

Well-presented two-bedroom flat with study, private entrance, open-plan living, no chain, 50% freehold share, no service charge, close to Grantham town centre.

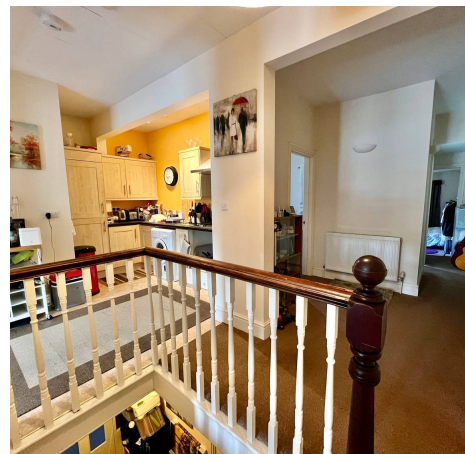
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 1st Floor Flat
- Generous Accommodation
- Two Double Bedrooms
- Study Space
- Sold With Share Of Freehold
- Close To Local Amenities
- Leasehold Flat
- Spacious Lounge Space
- Private Entrance Hall
- Close To Grantham Town Centre





ENTRANCE HALL

LANDING

KITCHEN

10' 3" x 9' 5" (3.12m x 2.87m)

LOUNGE

14' 6" x 14' 0" (4.42m x 4.26m)

STUDY AREA

7' 8" x 6' 9" (2.34m x 2.05m)

BEDROOM TWO

10' 6" x 8' 7" (3.19m x 2.61m)

SHOWER ROOM

6' 8" x 4' 6" (2.03m x 1.36m)

BEDROOM ONE

8' 1" x 12' 10" (2.47m x 3.91m)

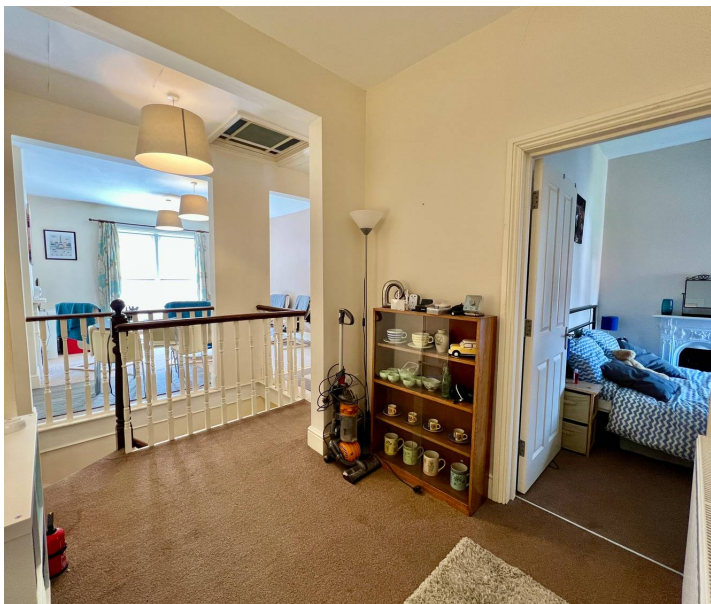
SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A.





AGENTS NOTE

Please note these particulars 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.

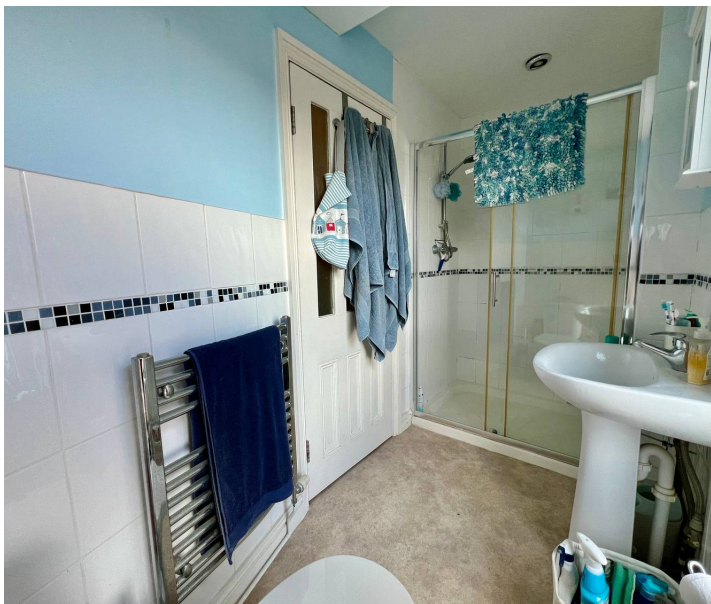
NOTE

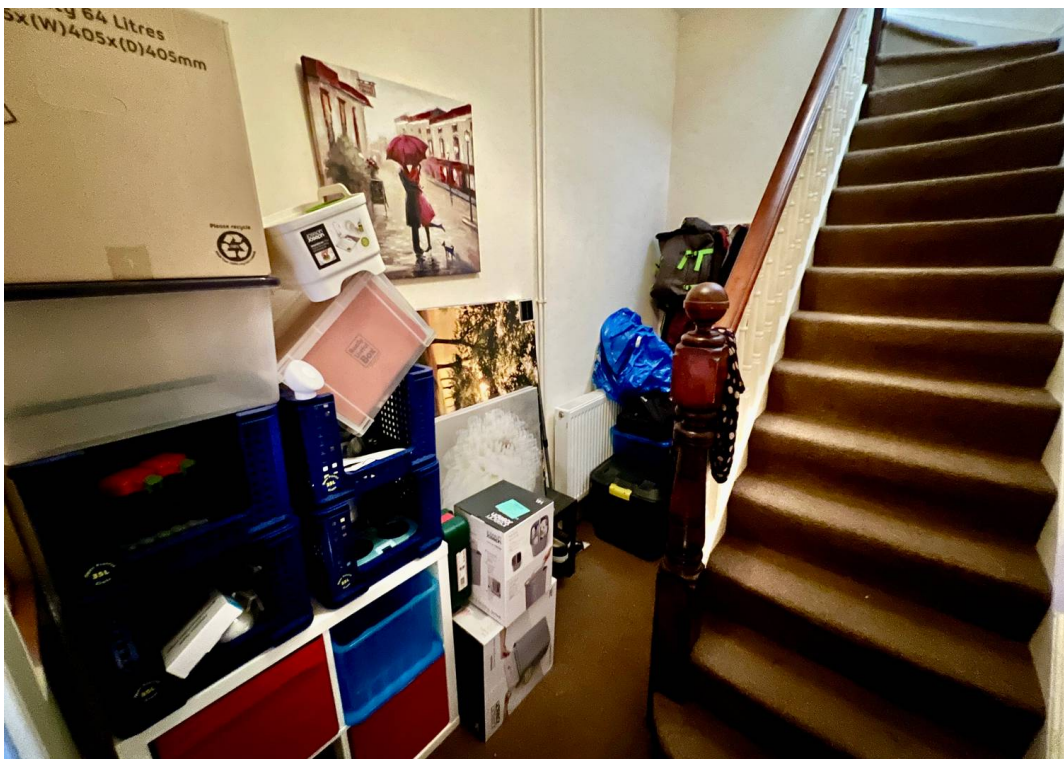
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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 £300 if you use their services. For more information please call in the office or telephone 01476 591900.



Anti-money Laundering Checks

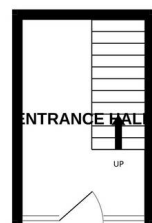
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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





GROUND FLOOR

FIRST 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.
Made with Metroplan 12/2005

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