



**Connells**

Norman Leys Beacon Lane  
Grantham



## Property Description

Connells are delighted to bring to the market this stunning two bedroom apartment with allocated parking in a popular area of Grantham is not to be missed!

This home comprises of entrance hall, good size lounge, dining area, kitchen, two good size bedrooms with en-suites to both bedrooms and a separate w.c.

This Property is being sold with no onwards chain! Early viewings are highly recommended to avoid disappointment! Call today 01476590050

Grantham, is a market town, only miles away and offers shops, restaurants, cafes, and broader facilities. Excellent transport links 2 miles from the A1, and Grantham railway station provides direct trains to London and northern destinations.

## Ground Floor

### Entrance Hall

### W.C

### Lounge

23' 7" x 19' 10" ( 7.19m x 6.05m )

### Kitchen / Diner

19' 11" x 17' 10" ( 6.07m x 5.44m )

### Bedroom One

17' 11" x 16' 8" ( 5.46m x 5.08m )

## En-Suite

### Bedroom Two

12' 11" x 12' 5" ( 3.94m x 3.78m )

## En-Suite









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.focalagent.com](http://www.focalagent.com)

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: D

Service Charge:  
 1440.00

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GRM309044](http://connells.co.uk/Property/GRM309044)**

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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