



Premier Court, Grantham

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 OLIVER REILLY



Premier Court, Grantham

- OVER 55'S DEVELOPMENT
- ONE DOUBLE BEDROOM
- BAY-FRONTED LOUNGE/DINER
- DELIGHTFUL COMMUNAL GARDENS
- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- CENTRAL LOCATION- CLOSE TO AMENITIES
- MODERN SHOWER ROOM
- COMMUNAL PARKING AVAILABLE
- Tenure: Leasehold. EPC 'C' (76)

Guide Price: £80,000-£90,000. ** OVER 55'S DEVELOPMENT ** MAKE YOUR MOVE ..!

Take a look at this FIRST-CLASS first floor apartment. Conveniently situated within comfortable walking distance into Grantham Town Centre. Surrounded by excellent transport links and a vast range of local amenities. This wonderful modern over 55's apartment complex is ready and waiting to be fully appreciated. Highly secure and impeccably maintained. Creating an instantiations warm and welcoming feeling. This well-proportioned apartment provides ample living accommodation, comprising to the ground floor: Entrance hallway, with a functional stair lift. A first floor landing. hallway, with excellent storage facilities, a bay-fronted lounge/ diner, fitted kitchen with pantry. A DOUBLE BEDROOM and modern shower room. Further benefits of this lovely contemporary home include gas central heating, a secure telecom entry system with video camera and uPVC double glazing throughout. Externally, there are beautifully maintained communal gardens, which can be appreciated all year round. An integral external store and residents parking, along with visitor parking, on a first come, first serve basis. The complex boasts a functional communal building, with laundry room, entertainment room, conservatory and a useful guest bedroom. There is also an on-site warden regularly available. Internal viewings are highly recommended, in order to fully appreciate this marvellous setup and highly regarded home. Primed and ready for a purchaser to cosmetically inject their own personality. Marketed with NO ONWARD CHAIN!

Guide Price £80,000



Entrance Hall: 4'5 x 4'3 (1.35m x 1.30m)

Accessed via external double glazed entrance door. Providing carpeted flooring. Access to the electrical RCD consumer unit. A ceiling light fitting. Stairs rising to the first floor, with a functional stair lift. uPVC double glazed window to the side elevation.

First Floor Hallway: 1'35 x 6'4 (4.09m x 1.93m)

With carpeted flooring. Loft hatch access point. Two ceiling light fittings, smoke alarm, two useful storage cupboards. Emergency pull cord. Wall mounted 'Videx' telephone entry system with video link. Message/ help centre intercom system. Access into the bedroom, kitchen, bathroom and lounge/diner. Max measurements provided.

Lounge/Diner: 16'9 x 11'4 (5.11m x 3.45m)

A generous bay-fronted reception room. Providing carpeted flooring. Sufficient seating, dining space. A ceiling light fitting. Emergency pull cord. Feature fireplace with an inset electric fire with surround. uPVC double glazed window to the front elevation, enjoying an active outlook over the Town. Max measurements provided into bay-window.

Kitchen: 11'5 x 7'8 (3.48m x 2.34m)

Providing tile effect vinyl flooring. Enjoying a vast range of fitted wall and base units with roll-top work surfaces over and modern tiled splash backs. Inset 1.5 bowl stainless steel sink. Provision for a freestanding electric cooker with four ring gas hob. Provision for an under counter fridge and separate freezer. Ceiling light fitting. uPVC double glazed window to the front elevation. Enjoying an outlook over the communal gardens. Access into the Pantry. Providing vinyl flooring shelving and access to the modern 'Worcester' gas boiler.

Bedroom: 10'4 x 9'9 (3.15m x 2.97m)

A generous DOUBLE bedroom, with carpeted flooring, ceiling light fitting and uPVC double glazed window to the front elevation.

Shower Room: 7'8 x 6'4 (2.34m x 1.93m)

Of complimentary modern design. Providing tile effect vinyl flooring. A large double walk-in shower with mains shower facility, grab rail and tiled splash backs. Low level W.C and pedestal wash hand basin with chrome taps. Single panel radiator. Ceiling light fitting and emergency pull cord. Obscure uPVC double glazed window to the front elevation.



**Externally:**

There is an integral external store, located next to the front entrance door. There are delightful communal gardens, located within close proximity to the apartment itself. Providing multiple seating areas. Predominantly laid to lawn, with beautiful planted borders. Providing mature shrubs and hedges.

Parking Facilities:

Resident parking is available, along with first come-first serve communal parking spaces for visitors.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Leasehold. Sold with vacant possession.

Lease Information:

The lease term is 999 years with 964 years remaining.

Ground Rent= £72 per annum

Service Charge= £2,100 per annum. Paid from April to April via First Port Management company.

This includes general maintenance, with an on-site care taker, window cleaning and buildings insurance.

Communal Facilities

There are residents facilities on-hand, including a laundry, guest bedroom, communal lounge with TV and music room, with an attached conservatory, overlooking communal gardens. The complex is covered by a 24-hour Careline Response System for out of hours emergencies.

Approximate Size: 583 Square Ft.

Measurements are approximate and for guidance only.

EPC: Energy Performance Rating: 'C' (76)

Local Authority:

South Kesteven District Council.

Council Tax: Band 'B'

Local Information & Amenities:

Grantham provides a vast array of excellent local amenities, including very popular state and grammar schools, excellent sports facilities and a vast array of shops, supermarkets, public houses and restaurants. There is ease of access onto the A1 North and South bound, with Newark-on-Trent, Peterborough and Nottingham also within close proximity.

There is an excellent train service, with a direct link to London Kings Cross Station in approximately 70 minutes.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

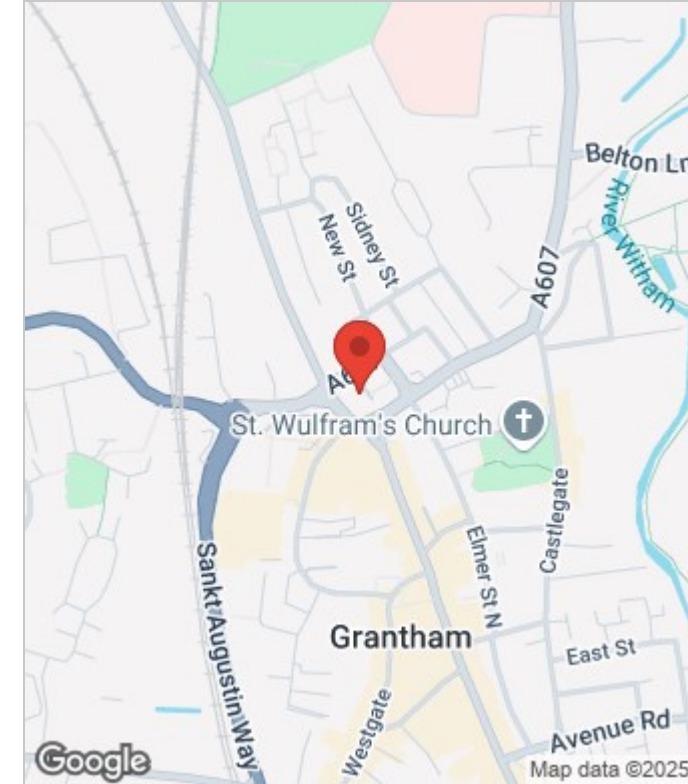
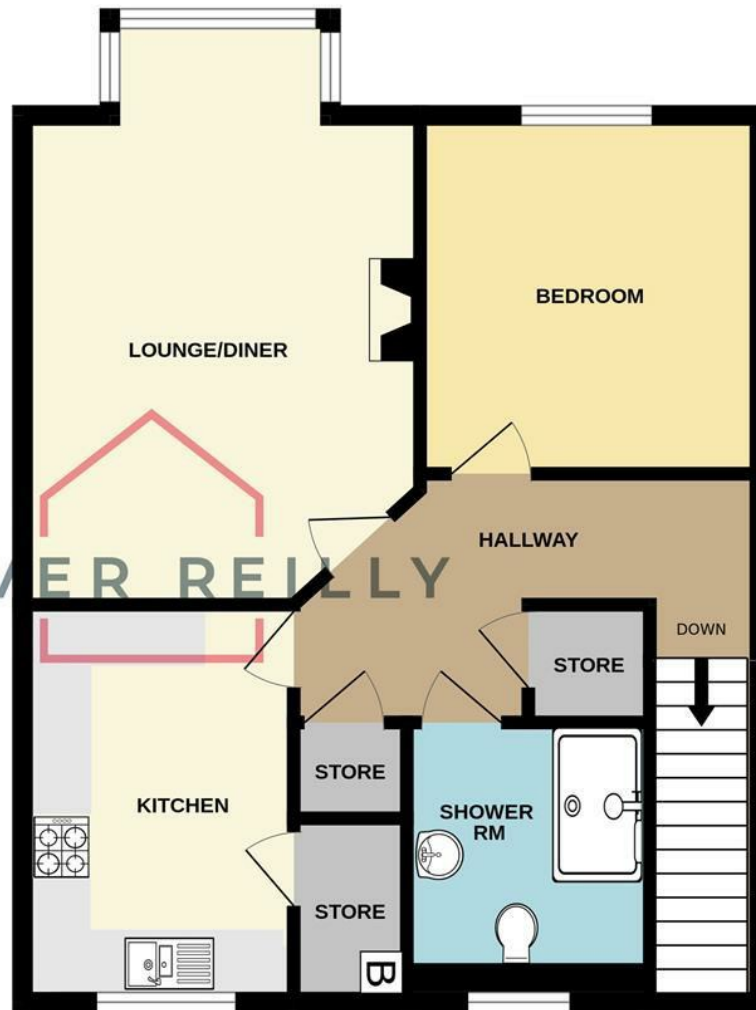
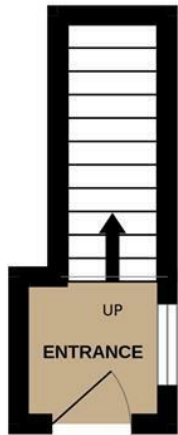




This is a
WORLD OF WALKERS
Area

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	