



Cromford Court, Grantham

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OLIVER REILLY



Cromford Court, Grantham

Asking Price: £110,000

- TASTEFUL CONTEMPORARY GROUND FLOOR APARTMENT
- WELL-CONNECTED & CENTRAL LOCATION
- MODERN SHOWER ROOM
- EASE OF ACCESS TO AMENITIES, MAIN ROADS & TRAIN STATION!
- IDEAL FIRST TIME HOME OR LOW-MAINTENANCE INVESTMENT!
- TWO BEDROOMS
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- ALLOCATED PARKING SPACE & CYCLE STORE
- 'SMART' ELECTRIC HEATING & uPVC DOUBLE GLAZING
- NO CHAIN! Tenure: Leasehold. EPC 'C'



LIFESTYLE LIVING AT ITS FINEST!!!

This cracking and contemporary GROUND FLOOR APARTMENT is a REAL HEAD-TURNER! Having been tastefully enhanced to create A HOME YOU CAN BE PROUD OF!

This lovely low-maintenance home is pleasantly situated in a quiet, yet central residential location. A short distance away from the hustle and bustle of the town centre, along with useful main road corridors and Grantham Train Station. Providing a DIRECT LINK TO LONDON KINGS CROSS STATION! Not only would this attractive home promote an IDEAL FIRST TIME PURCHASE or a suitable INVESTMENT OPPORTUNITY! Promoting a potential 9% yield!

The well-appointed and FREE-FLOWING internal layout comprises: Inviting entrance hall with ample storage cupboards. A SUPERB OPEN-PLAN LIVING/ DINING KITCHEN- Completed to a high standard and equally matched by the TWO BEDROOMS and MODERN SHOWER ROOM.

Externally, the complex prides itself of it's lovely residential setting. There is a large communal carpark with an ALLOCATED PARKING SPACE & CYCLE STORE.

Additional benefits of this QUALITY MODERN HOME include uPVC double glazing, a secure telephone entry system, recently re-fitted 'SMART' electric heating, easily controlled via a mobile device and a high energy efficiency rating (EPC: 'C').

GET YOUR FOOT ONTO THE LADDER & DON'T LOOK BACK!... This QUALITY CONTEMPORARY HOME is READY & WAITING for your immediate appreciation!

Marketed with NO ONWARD CHAIN!!!

ENTRANCE HALL:	11'5 x 7'5 (3.48m x 2.26m)
Max measurements provided.	
OPEN-PLAN LIVING/ DINING KITCHEN:	17'4 x 14'6 (5.28m x 4.42m)
Max measurements provided.	
MASTER BEDROOM:	10'7 x 9'6 (3.23m x 2.90m)
BEDROOM TWO:	9'7 x 8'3 (2.92m x 2.51m)
Max measurements provided.	
MODERN SHOWER ROOM:	9'2 x 3'10 (2.79m x 1.17m)

ALLOCATED PARKING SPACE:

The complex provides an extensive communal carpark, with a useful cycle store. There is an allocated parking space associated with the property.

Approximate Size: 492 Square Ft.

Measurements are approximate and for guidance only.

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 on completion.

Lease Information:

Length Of Lease: 150 Years from 1st January 2006.

Years Remaining on Lease: 130 Years.

Current Ground Rent: £240 a year.

Current Service Charge: £1,011.60 a year. This INCLUDES buildings insurance.

Please note: This information has been provided by the vendor and has not been clarified by the agent.

Local Authority:

South Kesteven District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C' (77)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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:

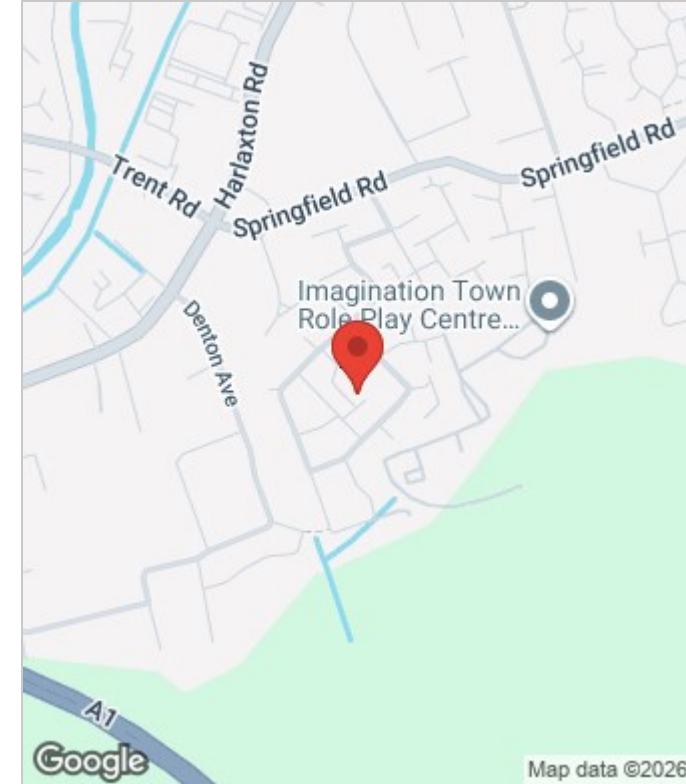
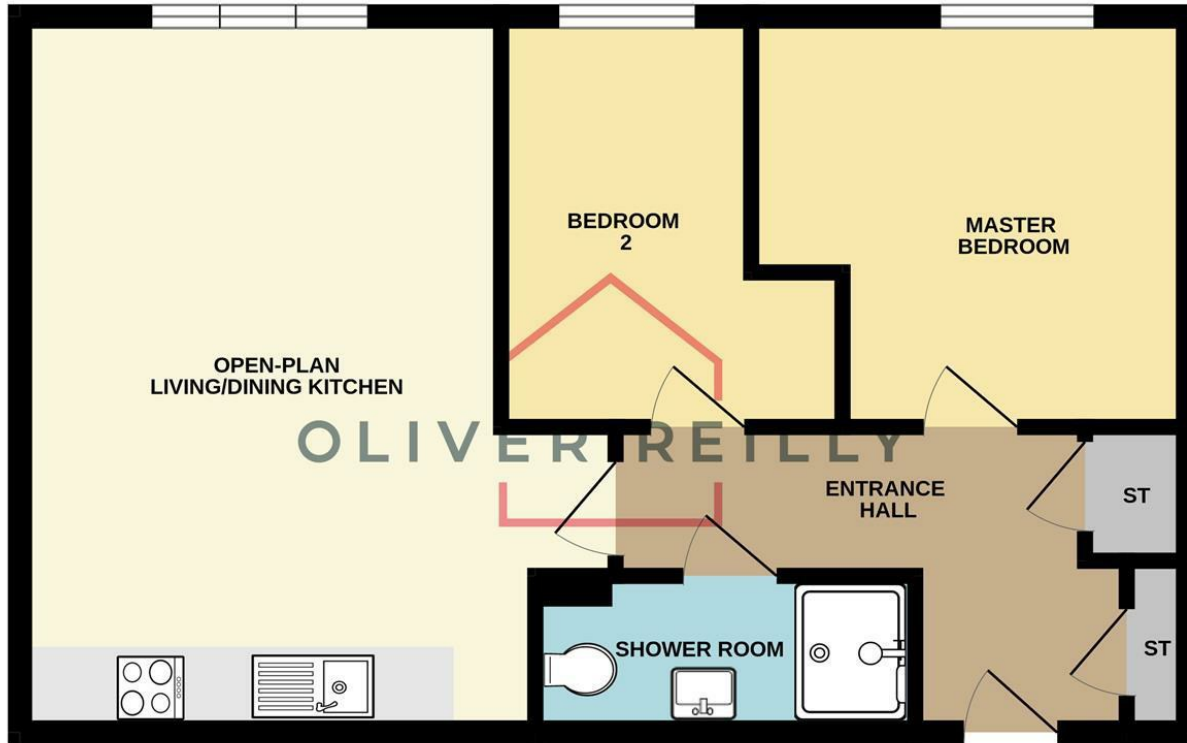
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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





Cycle Store & Communal Carpark

GROUND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	