



Elvaston Court, Grantham NG31 7FL

welcome to

Elvaston Court, Grantham

GUIDE PRICE £100,000 - £110,000 - GROUND FLOOR APARTMENT - Great FTB property and rental return of approx £750 pcm -- Well presented throughout and offering a lounge/dining area, kitchen, two bedrooms, bathroom and allocated parking. Call us now to view on 01476 566363



Entrance

With secure entrance into the main hallway, with intercom system into the block of apartments. Entering through a fire safety door, into the carpeted entrance, which houses the consumer unit, and with a second door leading into the hall way.

Hallway

With carpeted flooring, radiator, built in storage cupboard and entrances to all rooms.

Lounge / Dining Area

14' 10" x 11' 1" (4.52m x 3.38m)

This generous size lounge has a space for a dining area. With two windows to the rear aspect providing lots of light, two radiators and carpeted flooring.

Kitchen

8' 10" x 8' 11" (2.69m x 2.72m)

Having a range of wood effect units at both floor and eye level, stainless steel sink with a single drainer and mixer tap over. Decorative tiling to the walls, Built in electric oven, gas hob and extractor hood above. Window to the rear aspect and tile effect flooring. Space for a washing machine and further appliances.

Bedroom One

11' 5" x 8' 9" (3.48m x 2.67m)

This good size double bedroom has a window to the front aspect of the property, radiator on the side wall and carpeted flooring.

Bedroom Two

9' 5" x 7' 6" (2.87m x 2.29m)

With window to the rear aspect, radiator underneath and carpeted flooring.

Bathroom

With obscure window to the front, radiator on side wall, part tiled wall, soft vinyl flooring, shower over bath, pedestal sink and low level wc.

Description Outside

There is one allocated parking space within the car park area adjacent to this block of apartments, and there are also visitor spaces available.

Agents Notes

This property is offered on a leasehold basis, the term of the lease and the management charges are to be confirmed with the vendor. Please contact us for further details.



view this property online williamhbrown.co.uk/Property/GST113113



welcome to

Elvaston Court, Grantham

- GREAT FOR FTB'S OR AS A RENTAL AT £750 PCM
- TWO GOOD SIZE BEDROOMS
- SPACIOUS LOUNGE/DINING AREA
- SEPARATE KITCHEN
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1388.84

Ground Rent: 201.40

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 inspections. Powered by www.flooragent.com

guide price

£100,000 - £110,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113113



Property Ref:
GST113113 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk