



Dexter Avenue, Grantham NG31 7EL

welcome to

Dexter Avenue, Grantham

Lovely two-bedroom flat well presented in a good location close to the town centre and train station. Boasting a main bathroom plus an ensuite shower room to the master bedroom. Nice size living area, and also an allocated parking space. To view call 01476 566363.



Entrance

A private entrance door from the communal hall leads in to the apartment.

Lounge

13' 8" x 12' 8" (4.17m x 3.86m)

Light and airy living area with two windows to the side aspect, carpeted flooring and wall mounted electric heater.

Dining Kitchen

13' 7" x 10' 2" max (4.14m x 3.10m max)

Spacious kitchen with room for a small table with electric oven hob and extractor, units to eye and base level and worktops over, decorative tiles to the walls. Sink with a single drainer, and mixer tap over, space for fridge freezer and washing machine. Two windows to the side aspect. Please note this is an irregular shape room.

Bedroom One

11' 6" to wardrobes x 9' 8" (3.51m to wardrobes x 2.95m)

With a window to the side aspect, electric heater, built-in wardrobe and carpeted flooring, and door leading to the ensuite shower room.

Ensuite

With a fitted shower cubicle, low level wc and wash hand basin, wall mounted heater and a window to the rear aspect.

Bedroom Two

9' 8" x 8' 11" (2.95m x 2.72m)

With a window to the side aspect, carpeted flooring and wall mounted heater.

Bathroom

5' 10" x 4' 3" (1.78m x 1.30m)

To include a bath with a shower over, low level wc and wash hand basin, part tiling to the walls, soft vinyl flooring, wall mounted heater and a window to the side aspect.

Parking

The property benefits from an allocated parking spot for one car within the car park area to the apartment block.

Agents Notes

Leasehold apartment - Built in 2006 with a 125 year lease.

The sellers have advised that the management charge is approx £1000 pa and the ground rent is approx £200 pa, please note that these charges are to be checked with your legal advisor.



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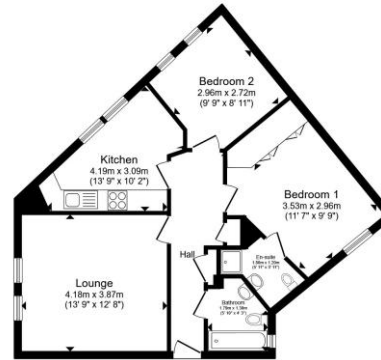
- TWO BEDROOM APARTMENT
- LOUNGE AND DINING KITCHEN
- ENSUITE SHOWER ROOM TO THE MAIN BEDROOM
- ONE ALLOCATED PARKING SPACE
- CLOSE TO THE TOWN AND THE TRAIN STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1000.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 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.



Total floor area 62.1 m² (668 sq.ft.) approx.
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.propertybox.io

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£85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114445 - 0006

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