



**Flat 2, 20 Penrhyn Way,**  
Grantham, Lincolnshire, NG31 8XE

**NEWTON**FALLOWELL 



Flat 2, 20 Penrhyn Way,  
Grantham, Lincolnshire, NG31 8XE  
Guide Price £130,000 to £135,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB.

GUIDE PRICE £130,000 to £135,000 - Completed early in the summer of 2018, and built by David Wilson Homes, is this 'like new' ground floor apartment that has been owned since new by the current owner. The accommodation is accessed from a secure communal hallway, into the Hall with a Utility Cupboard, Open Plan Living Kitchen, TWO DOUBLE BEDROOMS with an En-suite to Bedroom One and a stylish Bathroom. The apartment also benefits from a secure intercom system for giving permission to access, uPVC double glazing and gas fired central heating which is powered by a modern combination boiler. Outside of the property, there is allocated parking for one, additional parking is available for guests on a first come first served basis. This home also benefits from the remainder of the warranties that you would expect to find with a new build home. It is also the agent's opinion that this could make a very good lower cost alternative for bungalow buyer.

**ACCOMMODATION**





Having main communal entrance to the front with door giving access to the car parking space. A solid door leads into:

### ENTRANCE HALL

Having intercom phone for remote entrance to the communal hallway, double door utility cupboard housing space and plumbing for washing machine, extractor fan and additional space for other storage and a wall mounted modern electrical consumer unit, single radiator and smoke alarm.

### OPEN PLAN LIVING KITCHEN

19'6" x 13'1" into bay, reducing to 11'9" (5.94m x 3.99m into bay, reducing to 3.58m)

Having uPVC double glazed bay window to the front aspect, uPVC double glazed window to the side aspect, double and single radiator, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, inset 4-ring stainless steel gas hob with stainless steel single electric oven beneath and integrated extractor hood above, eye and base level units, wall mounted gas fired Ideal Logic Combi boiler set within cupboard, space and plumbing for additional under counter appliance, space for free-standing fridge freezer and attractive metro style tiled splashbacks.

### BEDROOM ONE

15'0" x 9'7" (4.57m x 2.92m)

With uPVC double glazed window to the side and rear aspects, double radiator.

### EN SUITE SHOWER ROOM

7'1" x 5'10" (2.16m x 1.78m)

Having uPVC obscure double glazed window to the side aspect, heated towel radiator, integrated extractor fan, shaver socket and a 3-piece white suite comprising low level WC, wash handbasin and a double fully tiled shower cubicle with electric shower within.

### BEDROOM TWO

11'9" x 9'0" (3.58m x 2.74m)

Having uPVC double glazed window to the side aspect and double radiator.

### BATHROOM

7'1" x 6'7" (2.16m x 2.01m)

Having towel radiator, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with mixer tap.

### OUTSIDE

There is ONE ALLOCATED PARKING SPACE, communal first come first served guest parking and at the front there is a lawned garden with pathway to the communal front entrance door.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### LEASE ETC.

We are informed that there is a maintenance charge of £110 per annum and the ground rent is approximately £1,100 per annum.

### COUNCIL TAX

The property is in Council Tax Band A. Annual charges for 2021/2022 - £1,224.20.

### DIRECTIONS

The property is best approached from leaving our High Street offices via Watergate taking the left turn at the traffic lights and proceeding over the roundabout adjacent to Asda onto the A52 Barrowby Road. At the roundabout take the right turn onto Pennine Way which runs on to Penrhyn Way. Follow the road and the flat is on the corner of Penrhyn Way and Beaumaris Way.



## GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops closeby on Barrowby Gate including a Tesco Express and the recently opened Poplar Farm Primary School is within an easy walk.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

## AGENT'S NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

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