



32 Scarsdale Way,
Grantham, Lincolnshire, NG31 7FY

NEWTONFALLOWELL 

32 Scarsdale Way,
Grantham, Lincolnshire, NG31 7FY
Offers In Excess Of **£105,000**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Offered for sale with no onward chain, is this spacious GROUND FLOOR APARTMENT with a difference, a perfect alternative for someone seeking single storey living, but maybe cannot find the ideal bungalow and benefits from doors out to a communal garden. The accommodation, which is accessed off the secure communal hall comprises of Entrance Hall, Open Plan Living Room, Kitchen, TWO DOUBLE BEDROOMS and a Bathroom. The property also has the advantages of uPVC double glazing and gas fired central heating which is powered via a modern combination boiler. Outside there is a seating area in a communal garden which can be accessed from Bedroom Two and allocated parking adjacent to the communal front door. This apartment is being offered for sale with no onward chain.

ACCOMMODATION

COMMUNAL ENTRANCE

With intercom facility and door to No.32.



ENTRANCE HALL

With wall mounted modern electrical consumer unit, uPVC double glazed window to the side aspect, single radiator, intercom phone, smoke alarm and cloaks storage cupboard.

GENEROUS OPEN PLAN LIVING SPACE

17'5" x 16'11" overall (5.31m x 5.16m overall)

Having uPVC double glazed bay window to the side aspect, uPVC double glazed window to the side aspect, two double radiators and opening to:

KITCHEN

10'7" x 8'4" maximum measurements (3.23m x 2.54m maximum measurements)

With uPVC double glazed window to the side aspect, roll edge work surface with inset stainless steel one and a half bowl sink and drainer with high rise mixer tap over, inset 4-ring electric hob with stainless steel extractor hood over and stainless steel single electric oven beneath, built-in fridge freezer and built-in washing machine, space and plumbing for dishwasher, wall mounted Ideal Logic Combi30 gas fired central heating boiler.

BEDROOM ONE

10'5" x 9'9" (3.18m x 2.97m)

Having UPVC double glazed window to the side aspect and built-in wardrobe.

BEDROOM TWO

9'7" x 8'4" (2.92m x 2.54m)

Having uPVC double glazed French doors to a small patio seating area in a communal garden, single radiator and built-in wardrobe.

BATHROOM

8'0" x 6'2" (2.44m x 1.88m)

Having single radiator, a 3-piece white suite comprising low level WC, wash handbasin and panelled bath with mixer tap and shower attachment over, shaver socket extractor fan and recessed spotlighting.

OUTSIDE

There is an clearly marked ALLOCATED PARKING SPACE to the left-hand side of the communal doorway as well as visitor parking nearby.

LEASE ETC.

The property has a 125 year lease with 117 years remaining. The lease end date is the 1st January 2138.

There is a management fee of £972 per annum and ground rent payable of approximately £100 per annum.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

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

DIRECTIONS

From our office on High Street, turn right onto Guildhall Street, turn left onto Westgate, continue forward onto the A52, at traffic signals continue forward onto the A607 signposted Melton Mowbray, at traffic signals turn left onto the A607 signposted Boston A52, Spalding A16, turn right onto Kedleston Road, turn left onto Bolsover Road and the apartment is in the block on the corner of Scarsdale Way and Hartington Close.



GRANTHAM

The apartment is situated close to town and the railways station. Local amenities are also available closeby.

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. The apartment is situated close to town and the railways station. Local amenities are also available closeby.

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 particulars 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		
(69-80) C	79	80
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

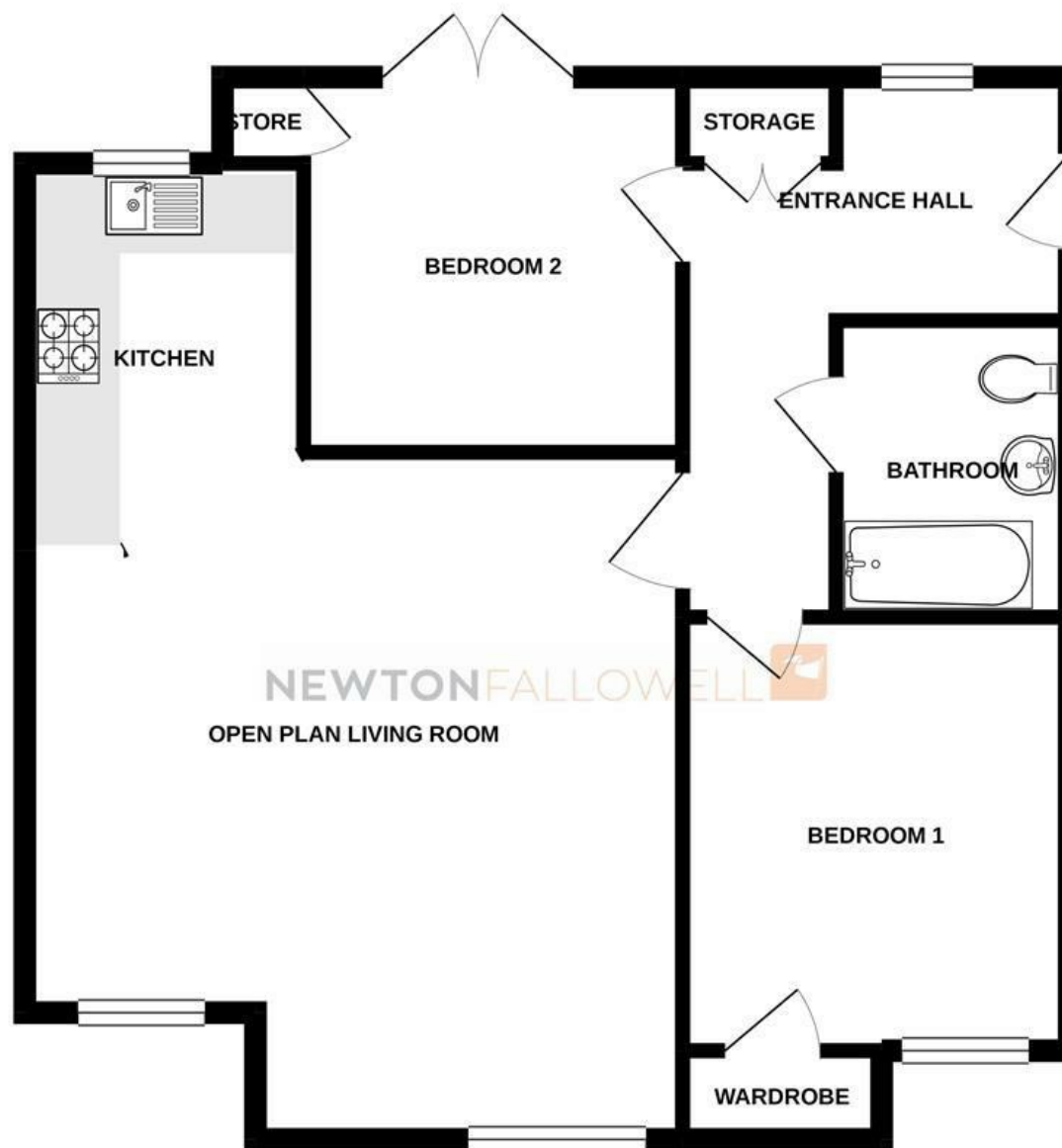
For more information please call in the office or telephone 01476 591900.

t: 01476 591900

e: grantham@newtonfallowell.co.uk

www.newtonfallowell.co.uk

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021.

