



144 Hudson Way,
Grantham, Lincolnshire, NG31 7BX

NEWTONFALLOWELL 

144 Hudson Way,
Grantham, Lincolnshire, NG31 7BX
£90,000

A good sized and easily run first floor apartment within a modern purpose built block of only six flats situated opposite the town's Railway Station and overlooking an open green. The property offers well proportioned accommodation extending to approximately 700 square feet and comprising as follows: Entrance hall, open plan kitchen/living room, TWO BEDROOMS and a bathroom/WC. Double glazing and electric heating is installed which help produce a B Class energy performance rating. Ideal investment purchase.

ACCOMMODATION

COMMUNAL ENTRANCE

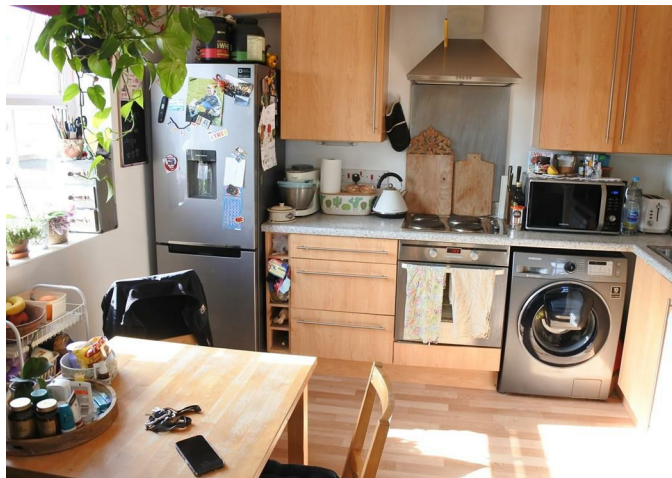
ENTRANCE HALL

With intercom entry, storage cupboard, cupboard housing boiler and electric storage heater.

LIVING ROOM

13'5 x 13'0" (4.09m x 3.96m)

With uPVC double glazed French doors to the balcony and electric storage heater.



KITCHEN

10'7" x 6'2" (3.23m x 1.88m)

Being open plan with the living room and offering a range of fitted cupboards, stainless steel one and a half bowl sink and drainer, integrated electric oven with electric hob over, stainless steel splashback and extractor above, space and plumbing for washing machine, space for upright fridge freezer, laminate flooring and uPVC double glazed window.

BEDROOM ONE

10'5" plus wardrobes x 9'10" (3.18m plus wardrobes x 3.00m)

With uPVC double glazed French doors to a balcony, fitted wardrobes and electric convector heater.

BEDROOM TWO

11'7" plus recess by 9'3" (3.53m plus recess by 2.82m)

With uPVC double glazed window, electric convector heater.

BATHROOM

6'11 x 5'5" (2.11m x 1.65m)

Having a 3-piece suite comprising panelled bath with glazed shower screen and shower over, pedestal wash handbasin and low level WC, half tiled walls, ladder style towel rail and extractor fan.

OUTSIDE

There is an allocated parking space to the front plus visitor parking.

SERVICES

Mains water, electricity and drainage are connected.

LEASE ETC.

The property has a 999 year lease with 981 years remaining. The ground rent is £67.50 per annum and the service charge is £1,300 per annum. (Building insurance is included).

COUNCIL TAX

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

DIRECTIONS

From High Street proceed south along London Road turning right on to Springfield Road, right on to The Brambles development and right into Hudson Way. Follow the road bearing to the left and the property is at the end.

GRANTHAM

There are local amenities available on Springfield Road including convenience store and bus service to town and the property is within easy reach of Grantham town centre and the railway station.

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.



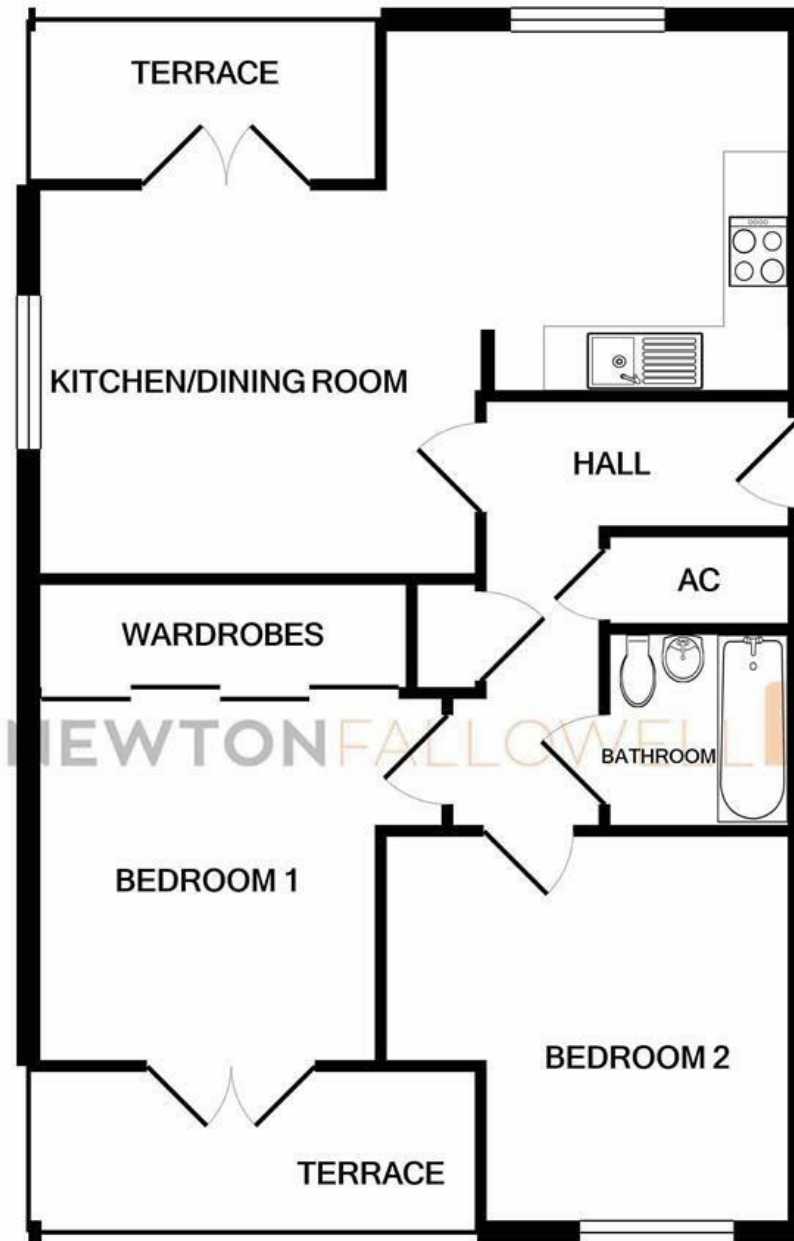
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		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

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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