



St John's Court Grantham Lincs

Offers Invited £60,000

Freehold - EPC Rating A - Council Tax A



Secure My Sale Estate Agents Grantham offer for sale this superb one bedroom apartment in the heart of the market town of Grantham

Leasehold

Town Centre Location

Investment Opportunity

Ideal First Home

Off Street Parking

NO ONWARD CHAIN

Secure My Sale Estate Agents are delighted to bring this generously proportioned one bedroom first floor flat to the market. Nestled in the heart of Grantham.

Access via external spiral staircase, the property boasts a spacious open-plan lounge diner, ideal for both relaxation and entertaining connected to a well appointed kitchen, and a large double bedroom and bathroom, just off the hallway. Bright and inviting, this flat combines comfort with practicality, making it a perfect first home, or investment opportunity. Outside this property benefits from off road parking, meaning you wont have to struggle to find parking, or worry about permits!

Due to its central town location, you are within a few minutes walk of pretty much everything you need, like shops, schools, gyms, and more! It's close proximity to the Train Station makes it more inviting for those who commute to work, as Grantham has easy access to major cities, like London in just over an hour.

Don't miss out on your chance to make this property yours!

Contact us to book a viewing now!

First Floor

Main Bedroom – 2.47m x 3.01m (8'1" x 9'11")

Large double bedroom with built in wardrobe space allowing you to take full advantage of the space on off.

Bathroom – 2.43m x 1.58m (8'0" x 5'2")

Bathroom comprises a thee-piece suite, including bath with shower fitting, toilet, and wash basin.

Lounge Diner – 2.97m x 3.81m (9'9" x 12'6") (Max)

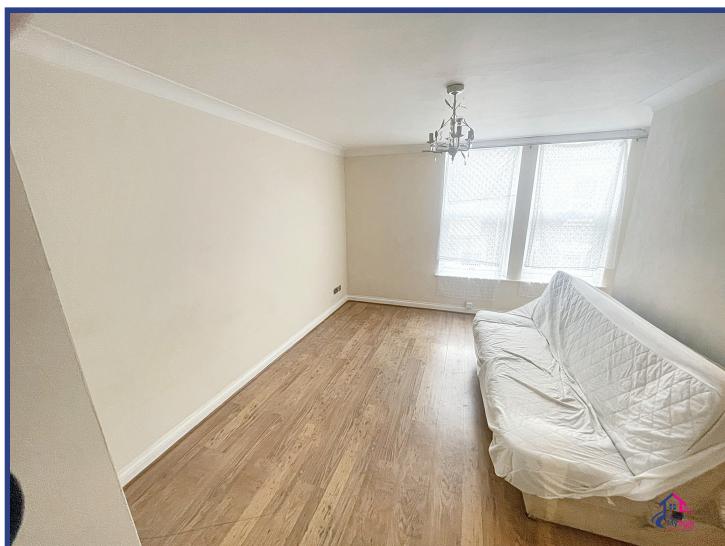
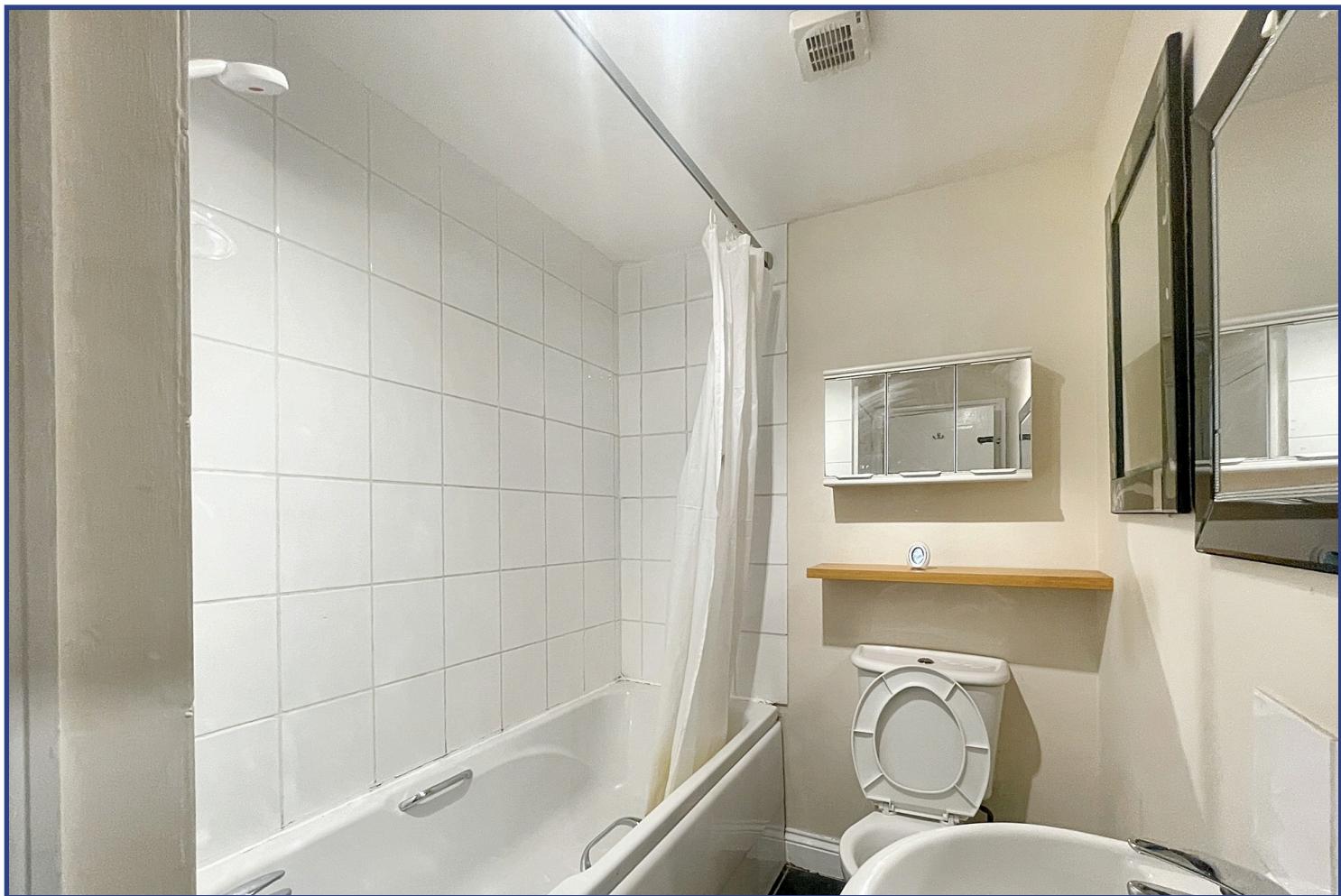
Open, airy space connected to the kitchen allows for ease of access between

Kitchen- 1.61m x 2.67m (5'3 x 8'9")

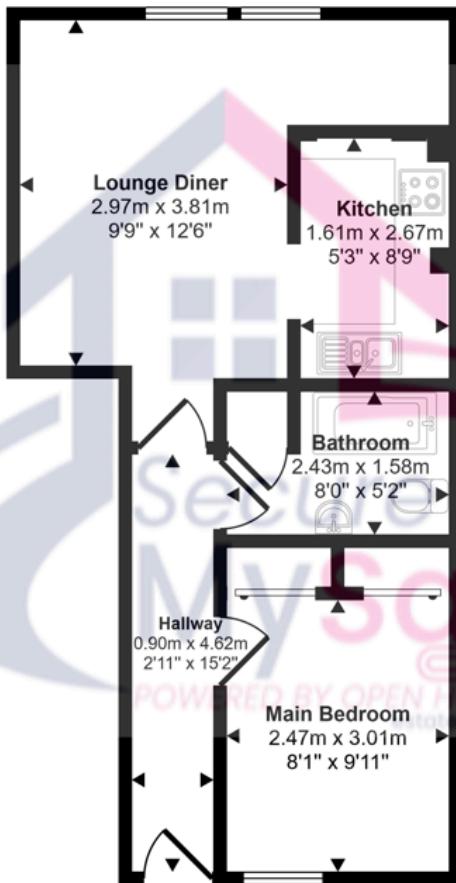
Located just off the Lounge Diner, the kitchen comprises fitted storage areas, integrated oven, and areas for appliances to go.

Outside

Outside the property has off street parking allowing security and peace of mind once parked.



Approx Gross Internal Area
38 sq m / 409 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Secure My Sale Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	64
Ex-Domestic		2020/21 EPC	2020/21 EPC