

# Pigott & Hall

## RESIDENTIAL

### FOR SALE BY PRIVATE TREATY

2 Bedroom First Floor Apartment  
142 Hudson Way, Grantham, NG31 7BX



Modern, good-sized 2 bed first floor apartment with electric heating, Upvc double glazed and off-road parking and on the popular Brambles Estate close to the town centre and train station. Ideal for investment, or a first-time buyer, the property is presently let and can be sold with the tenant in place or with vacant possession after due notice.

**PRICE: £92,500**

Residential and Commercial Sales, Property Management and Lettings



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Partners: Timothy A. Hall MARLA MNAEA, Carole V. Pigott

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## ACCOMMODATION:

Approached through the main entrance door to the block and up the stairs to:

### ENTRANCE HALL:

with intercom telephone, 2 single light switches, Dimplex storage heater, 1 double socket, door to: **AIRING CUPBOARD** with Pulsacoil electric water heater and shelving, door to: **WALK-IN CUPBOARD** and doors to:

### COMBINED LIVING ROOM AND KITCHEN:

#### LIVING AREA:

**4.09m (13'05") x 3.99m (13'01")**

with Dimplex storage heater, 2 double sockets, 2 single sockets, treble aerial & phone point, and UPVC double glazed doors to **BALCONY**



#### KITCHEN AREA:

**3.28m (10'09") x 1.91m (6'03")**

with range of modern wood effect wall and floor units, plumbing for dishwasher, plumbing for washing machine, stainless steel sink unit with combi tap, built in electric cooker and hob, stainless steel splash back & extractor hood, 3 Double sockets, dishwasher switch, washing machine switch, fridge switch, 2 single cooker switches and UPVC double glazed window



#### BEDROOM 1:

**3.23m (10'07") (3.78 (12'05") to back of wardrobe) x 3.10m (10'02")**

with 3 double built-in wardrobes with chrome handles, UPVC double glazed doors to **BALCONY**, Dimplex panel heater single switch, 3 double sockets, phone point and TV aerial point





**BEDROOM 2:**

4.27m (14'00") max (3.56m (11'08")  
min x 2.82m (9'03")

with Dimplex panel heater, UPVC  
double glazed window, 2 double  
sockets and phone point

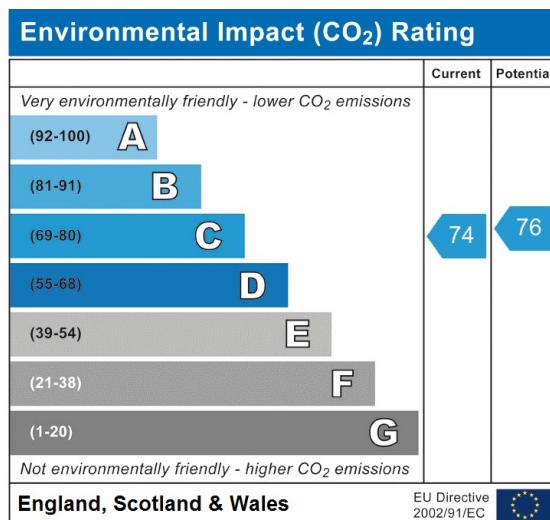
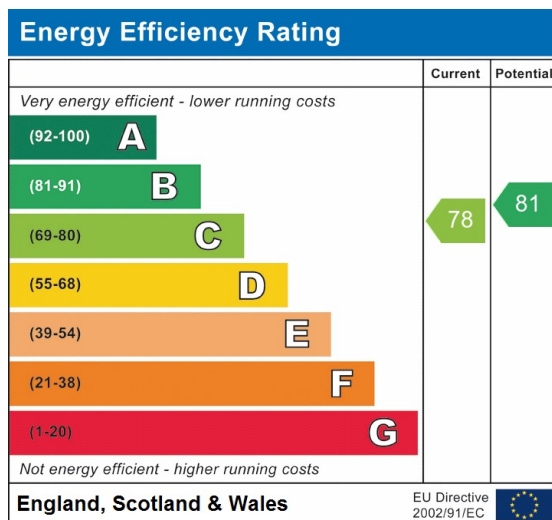
**BATHROOM:**

with white 3 piece suite comprising  
pedestal sink, bath with shower over  
bath and close couple w.c, glass shower  
screen, chrome shower, white heated  
towel rail and Vectaire extractor

**OUTSIDE:**

Car parking area with one reserved space for the flat plus visitor parking spaces





**PLEASE NOTE THE PROPERTY IS CURRENTLY LET ON AN ASSURED SHORTHOLD TENANCY – IT CAN BE SOLD AS AN INVESTMENT WITH THE TENANT IN SITU OR WITH VACANT POSSESSION AFTER DUE NOTICE HAS BEEN SERVED. AS THE PROPERTY IS TENANTED IT IS INAPPROPRIATE TO SHOW PHOTOS WITH THE TENANT'S ITEMS IN VIEW – EXCEPT FOR THE FRONT PHOTO, THE PHOTOS USED ARE OLD PHOTOS TAKEN PRIOR TO THE PROPERTY BEING LET AND ARE FOR INDICATION PURPOSES ONLY PLEASE ASK AT THE OFFICE FOR DETAILS OF THE TENANCY AGREEMENT.**

#### **TENURE:**

**THE PROPERTY IS SOLD LEASEHOLD WITH AN ANNUAL MAINTENANCE CHARGE OF AROUND £1400 AND GROUND RENT OF AROUND £120 PER ANNUM. THE LEASE TERM IS 999 YEARS FROM 22 FEBRUARY 2002.**

**SERVICES:** fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. central heating, fires, hot water cylinder and cooker) referred to in this brochure operates satisfactorily. Prospective buyers and tenants must make their own enquiries & testing. There may be reconnection charges for services.

**COUNCIL TAX:** From the VOA web site the property is classified as Band A.

**MEASUREMENTS:** Whilst every care has been taken in the preparation of these particulars, the purchasers or prospective tenants are advised to satisfy themselves that the statements contained and measurements given, if any, are correct. All measurements are approximate and given to the nearest 0.076m. (3ins.)

#### **MONEY LAUNDERING:**

Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**MISREPRESENTATION ACT:** 'Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.'

**POSSESSION:** Vacant possession of this LEASEHOLD property will be given upon completion.

**VIEWING:** By arrangements with the selling agents **PIGOTT and HALL**, 38 Westgate, Grantham, Lincs NG31 6LY  
Tel. 01476 592550 Fax 01476 592386 [www.pigottandhall.com](http://www.pigottandhall.com) Enquiries @pigottandhall.com