

Pigott & Hall

RESIDENTIAL

FOR SALE BY PRIVATE TREATY

2 Bedroom First Floor Apartment
5 Rugby Court, Grantham, NG31 6HZ



Recently redecorated and recarpeted, 2 bed, first floor apartment in this sought after, purpose-built block close to Town Centre and with accommodation comprising hallway, living room, kitchen, 2 double bedrooms and bathroom. Ideal for the first time buyer or investment market, the property with high C energy performance rating has wooden, sealed unit double glazed windows, full gas central heating and allocated, off road parking. NO UPWARDS CHAIN.

PRICE: £95,000

Residential and Commercial Sales, Property Management and Lettings

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ACCOMMODATION:

Approached from the parking space into the main lobby and up the stairs to the first floor landing, lobby area and through the front door to the:

HALLWAY:

with new carpet, radiator, built in cupboard with further radiator in cupboard and doors to:

LIVING ROOM:

4.70m (15'05") max. x 2.97m (9'09") max.

with new carpet, radiator and wooden, sealed unit double glazed window.



KITCHEN:

2.95m (9'08") x 2.03m (6'08") max

with new lino, range of fitted wall and floor units with granite effect work surfaces and tiled splashback/surround, stainless steel sink and drainer, fitted electric oven and gas hob, Ideal Logic+ combi gas boiler, wooden sealed unit double glazed window



BEDROOM 1:

4.01m (13'02") built depth (3.45m (11'04") to front of wardrobes) x 3.10m (10'02")

with new carpet, radiator, wooden, sealed unit, double glazed window and built-in wardrobes.



BEDROOM 2:

2.97m (9'09") x 2.46m (8'01") max

with new carpet, radiator and wooden, sealed unit, double glazed window.



BATHROOM:

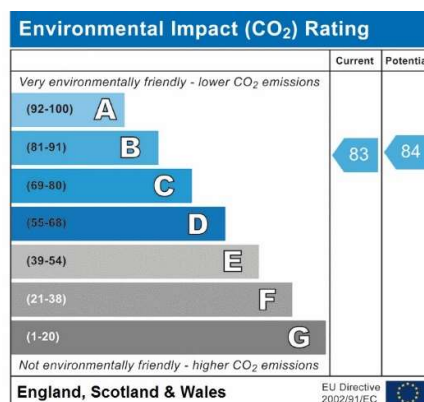
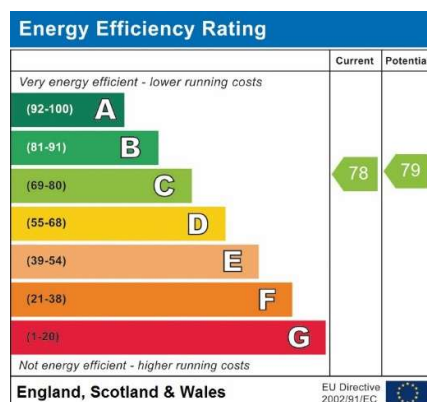
1.98m (6'06") x 1.91m (6'03")

with new lino, tiled walls, white suite comprising panelled bath, close coupled WC and pedestal wash basin; electric shower over bath, extractor fan and radiator.



TENURE:

The Property is sold Leasehold with a monthly service charge currently set at £64 per month and a ground rent of £70 per annum, rising to £140 per annum on 1st March 2023, £280 in 2048 and £560 in 2073. The lease term is 99 years from 1st March 1998.



SERVICES: fittings & equipment have not been tested & no warranties can be given that any service/appliance (inc. central heating, fires, hot water cylinder & cooker) referred to in this brochure operates satisfactorily. Prospective buyers & 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
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