



**28 Porter Square,**  
Grantham, Lincolnshire, NG31 7WT

**NEWTON**FALLOWELL 

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Grantham, Lincolnshire, NG31 7WT  
£119,950**

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located on the Bovis development just off Springfield Road is this immaculate 'Penthouse' style apartment that has to be viewed to be fully appreciated. The apartment, presented to show home standards, is spacious and flexible and comprises of Entrance Hall off a private third floor landing, open-plan Living Kitchen with two Juliette balconies, TWO DOUBLE BEDROOMS and a modern Bathroom. The economical apartment also has the benefits of UPVC double glazing and gas fired central heating via a combination boiler. Outside there is allocated parking space, and from the Living Room, there is a lovely view over the town to the countryside beyond.

**ACCOMMODATION**

**COMMUNAL HALLWAY**

With intercom facility, and on the top floor a glazed door leads into an entrance lobby.

**ENTRANCE LOBBY**

With solid door to:



### ENTRANCE HALL

With intercom phone, smoke alarm, loft hatch, two generous built-in storage cupboards (one being fully shelved) and single radiator.

### OPEN PLAN LIVING KITCHEN

21'5" maximum x 17'9" maximum (6.53m maximum x 5.41m maximum)

(Being 'L' shaped). Having uPVC double glazed French doors to a Juliette balcony to the front aspect, uPVC double glazed window to the front aspect, uPVC double glazed window to the side aspect and uPVC double glazed set of French doors to a Juliette balcony also to the side aspect, two double radiators and kitchen area with breakfast bar seating for six persons, ceramic tiled floor, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, inset 4-ring gas hob with glass splashback and stainless steel chimney style extractor over with stainless steel single electric oven beneath, eye and base level units, space and plumbing for a washing machine concealed behind cupboard door, integrated fridge freezer, recessed LED spotlighting, extractor fan and smoke alarm.

### BEDROOM ONE

17'3" max + wardrobes reducing to 12'2" x 11'9" (5.26m max + wardrobes reducing to 3.71m x 3.58m)

With uPVC double glazed window to the front and side aspect, single radiator, double built-in wardrobe.

### BEDROOM TWO

11'0" x 10'0" (3.35m x 3.05m)

With uPVC double glazed window to the side and rear aspect single radiator and built-in wardrobe.

### BATHROOM

7'9" x 7'2" (2.36m x 2.18m)

With single radiator, recessed LED spotlighting, shaver socket, integrated extractor fan and a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with electric shower over and glazed shower screen.

### OUTSIDE

There is allocated parking for one vehicle.

### CHARGES ETC.

We understand there is a 6 monthly charge of approximately £550 for maintenance of internal communal areas, water charges, fire alarm maintenance, building insurance, grounds maintenance, public liability insurance, out of hours service.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band A. Annual charges for 2020/2021 - £1.193.16

### DIRECTIONS

From High Street proceed south on to St Peters Hill leading on to London Road (A52). At the traffic light junction adjacent to McDonalds take the right turn on to Springfield Road, turn right on to Wilks Road following the road until eventually leading on to Porter Square.

### GRANTHAM

The property is close to town, the railway station and local amenities. Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

### 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.



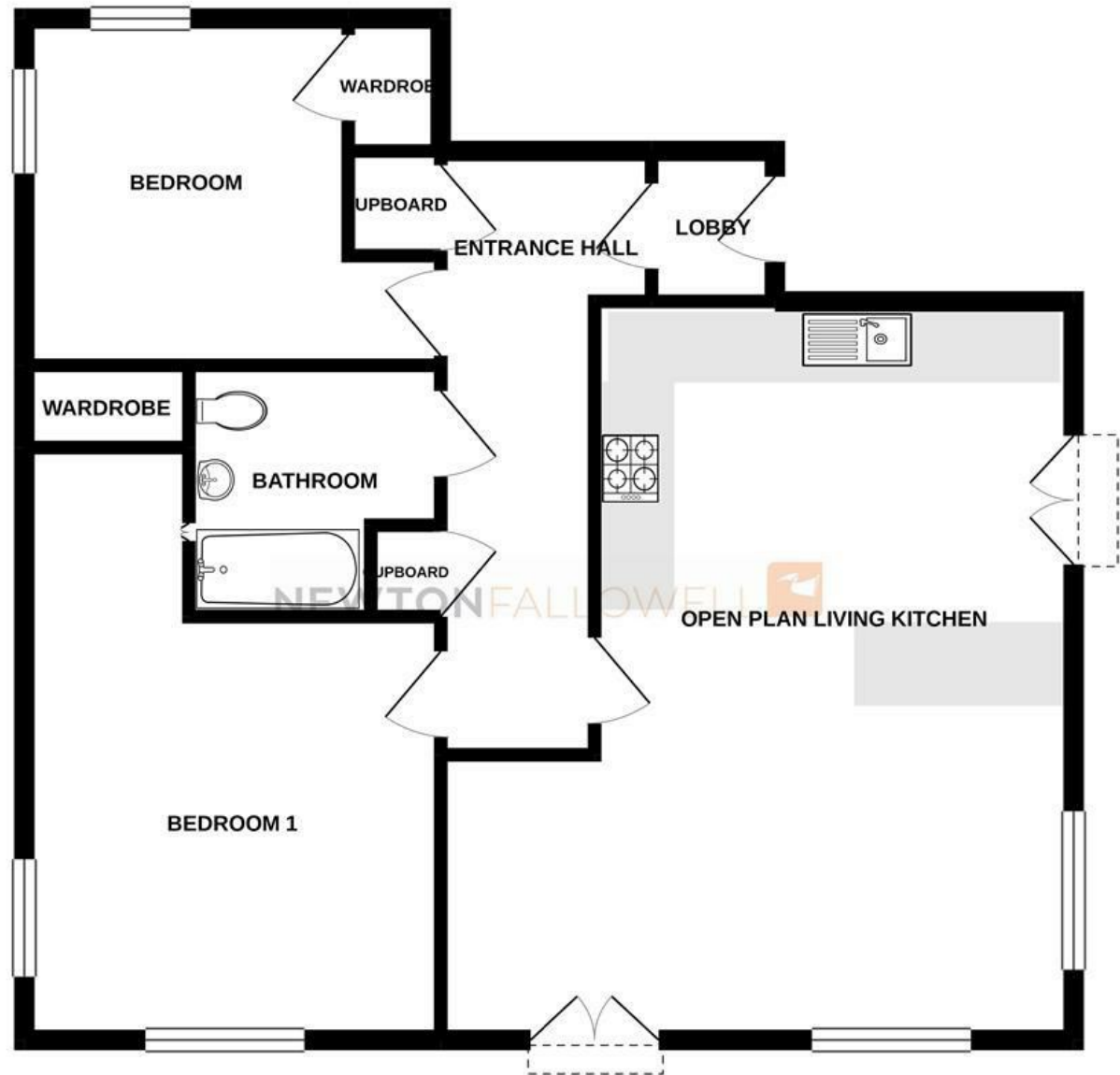
GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

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.

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