



McCarthy & Stone
RESALES

8 Martin Court St. Catherines Road, Grantham, NG31 9DA
Asking price £197,500 LEASEHOLD

For further details
please call 0345 556 4104

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BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT IN THE POPULAR MARTIN COURT RETIREMENT LIVING COMPLEX

Martin Court

Martin Court, a McCarthy & Stone Retirement Living development, is located a around half a mile from the centre of the historic market town of Grantham. The town offers a variety of national and independent shops, banks, and supermarkets. Every Saturday Grantham plays host to a bustling street market. The development has been designed to support modern living with selected apartments featuring fitted wardrobes, Sky+ connection point in living rooms, camera entry system for use with a standard TV, and En-suite shower/bathroom in selected two bedroom apartments.

The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. Martin Court has a great social life which the Homeowners can choose to partake, these include games evenings, film nights, quiz nights, fish & chips, live music, summer BBQ's and much more! If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Apartment Overview

This well presented and spacious first floor apartment befitting from a Juliet Balcony, allowing the natural light to flood in.The

apartment boasts two bathrooms, a spacious second bedroom which would be perfect as a home office. The apartment is situated on back garden level which can lead you to the main street.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors leading to, bedrooms, living room and guest shower room.

Living Room

The bright and airy living room with double glazed door opening to a Juliet balcony. Electric fire and surround provides an attractive focal point. TV and telephone points, two ceiling lights, electric heater, fitted carpets. Part glazed door leading to the separate kitchen.

Kitchen

The kitchen has a double glazed window, fitted with modern low and eye level units and drawers with rolltop worksurfaces above, inset stainless steel sink and drainer with tiled splashbacks. electric oven and hob with extractor hood above. Integral fridge/freezer. Ceiling spotlights, tiled flooring.

Master Bedroom

Spacious master bedroom with double glazed window. Walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

Ensuite

Fully tiled and fitted with suite comprising of bath with shower over. Low level WC, vanity unit with sink and mirror above.

Bedroom Two

Spacious second bedroom which would be perfect for use as a dining room, study or hobby room. Ceiling lights, TV and phone point.

Guest Shower Room

This room is fitted with a three piece suite comprising a shower which has a floor drainer. Low level WC, vanity unit with sink and mirror above. Extractor fan, shaving point, heated towel rail and tiled floor to ceiling.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Car Parking Scheme

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

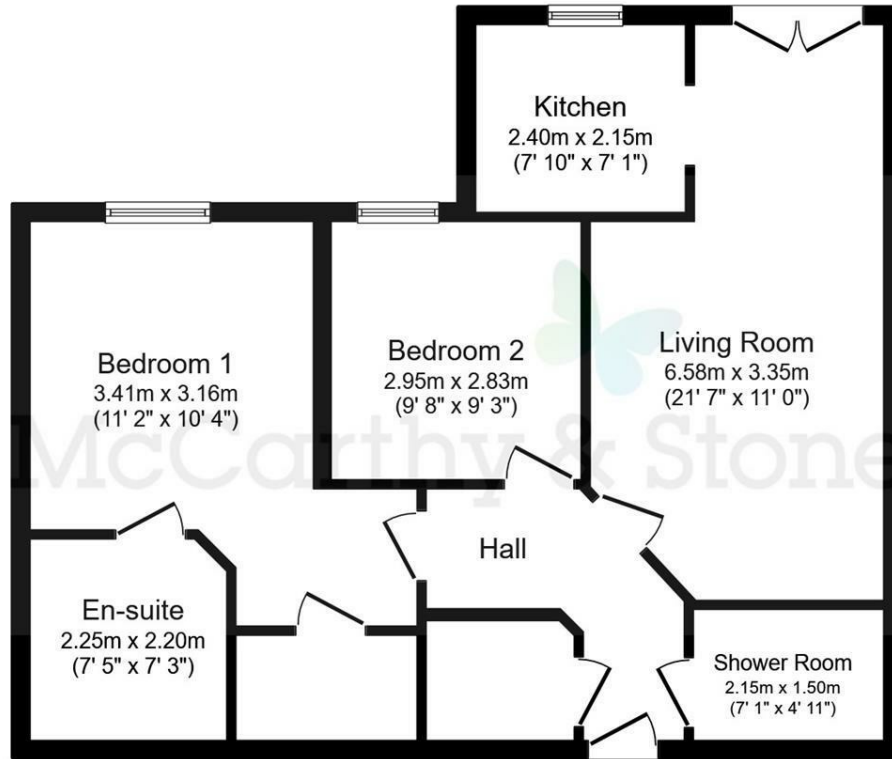
Lease Length: 125 years from 2014

Ground rent: £495 per annum

Managed by: McCarthy and Stone Management Services







Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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