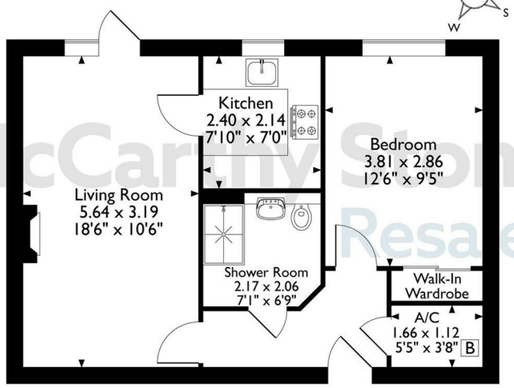
Excellent

Trustpilot

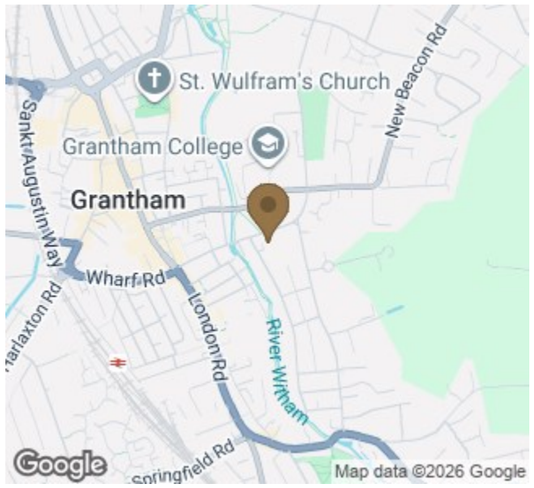
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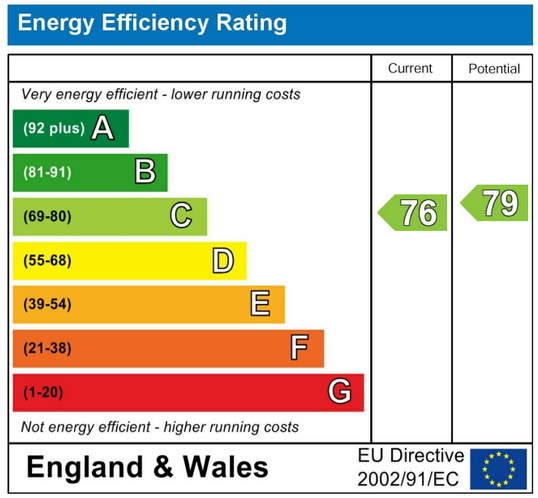
32 Martin Court, St. Catherines Road, Grantham, Lincolnshire
Approximate Gross Internal Area
47 Sq M/506 Sq Ft



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







32 Martin Court

St. Catherines Road, Grantham, NG31 9DA

1 1 Council Tax Band: A

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 32 Martin Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £160,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Homeowners' lounge - with audio visual equipment and Wi-Fi
- Roof terrace
- House Manager
- Guest suite
- Laundry room
- Lift to all floors
- Landscaped gardens
- Mobility scooter charging point
- Cycle parking
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

32 Martin Court, Grantham

1 | 1 | Asking price £160,000

Summary
Martin Court is a McCarthy & Stone built development purposely designed to support modern retirement living. The complex is located 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 a dedicated House Manager on site during working hours to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.
The Homeowners' lounge and sunny rooftop terrace 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 and much more! If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite which has an en-suite shower room, tea and coffee making facilities and a TV.

Apartment Overview
An east facing apartment has the benefit of a Juliet balcony from the lounge, with views of the communal gardens. The apartment is positioned on the second floor and easily accessible by the lift *viewings advised*

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour appello 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. Raised electric power sockets, decorative ceiling light, fitted carpets and electric heater. Doors leading to the lounge, bedroom and shower room.

Lounge
The bright and airy east acing lounge has the benefit of a Juliet balcony with garden views. The spacious room allows ample space for dining and fitted electric fire with surround which acts as an attractive focal point. TV and telephone point, raised electric power sockets, ceiling lights and electric heater. Part glazed door leading to the separate kitchen.

Kitchen
Fully fitted modern kitchen with low and eye level units and drawers with roll top work surfaces above. The inset stainless steel sink and drainer with tiled splashbacks, sits below the window with blind with east facing aspect. Electric waist height oven for minimal bend sits below a dedicated space for a microwave and four ring hob with extractor hood above. Integral fridge/freezer. Central ceiling light.

Bedroom
Generously sized bedroom with benefiting from a built in double wardrobe with sliding doors. TV and telephone point, raised electric power sockets, central ceiling light and electric heater.

Shower Room
Fully fitted with a modern three piece suite comprising a walk in shower with glass screen and support rails. Low level WC, with storage unit above, vanity unit with sink and mirror above. Extractor fan, shaving point, heated towel rail and tiled floor to ceiling. Emergency pull cord.

Service Charge (breakdown)
• 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, for more information please contact your Property Consultant or House Manager.

Annual Service charge: £3,357.14 for financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Parking Permit Scheme-subject to availability
Parking is by allocated space subject to availability, the fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information
Lease Length: 125 years from 1st Jan 2014
Ground rent: £425 per annum
Ground rent review: 1st Jan 2029
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Moving Made Easy & Additional Services
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
For more information speak with our Property Consultant today.

• GFast Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













