



40% SHARED OWNERSHIP

£86,800

Arlington Gardens

Grantham, NG31

Leasehold - Council Tax Band - B

EPC - B

PROPERTY SUMMARY

Secure My Sale Estate Agents are delighted to bring this well presented three bedroom semi-detached home to the market on a shared ownership basis (40% share available). This modern property, built in 2019, offers a wonderful opportunity for those seeking a comfortable and stylish home. With a generous living space of 915 square feet, this residence features three well-proportioned bedrooms, making it ideal for families or those looking for extra room.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation and entertaining. The layout is thoughtfully designed to maximise both space and light, creating a warm and inviting atmosphere throughout.

This home is available through a 40% shared ownership scheme for £86,800, making it an attractive option for first-time buyers or those looking to step onto the property ladder. The leasehold arrangement offers peace of mind, while the great condition of the house means you can move in with minimal fuss.

Situated close to local amenities, you will find shops, schools, and parks within easy reach, enhancing the appeal of this location. Whether you are commuting or enjoying the local community, this property provides a perfect balance of convenience and comfort.

In summary, this semi-detached house in Arlington Gardens is a fantastic opportunity for anyone looking for a modern home in a vibrant area. With its spacious layout, excellent condition, and proximity to amenities, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

Leasehold Charges:

Service charge £1.55

Estate charge £0.00

Buildings insurance £6.75

Management fee £25.95

Reserve fund payment £0.00

Total monthly payment excluding rent : £34.25

Total monthly payment including rent : £361.09

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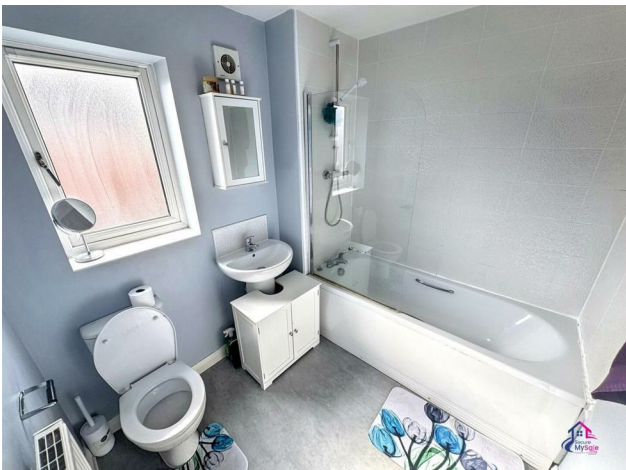


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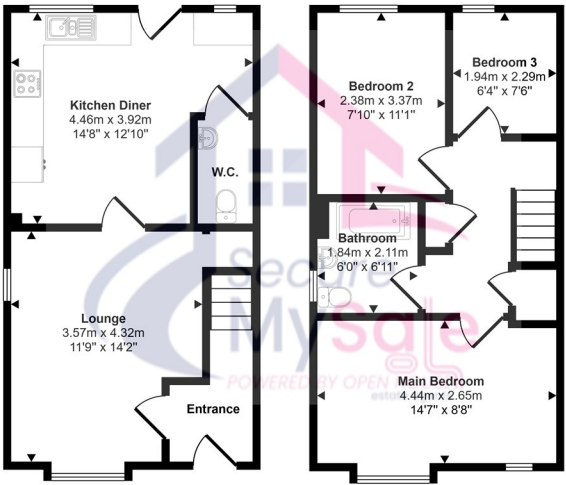
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Approx Gross Internal Area
76 sq m / 814 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the