

Scarsdale Way, Grantham NG31 7FY

william h brown

welcome to

Scarsdale Way, Grantham

LOOKING FOR ONE LEVEL LIVING IN A LOVELY SPACIOUS GROUND FLOOR APARTMENT - then look no further.

One double bedroom, generous size lounge and kitchen area, parking and communal rear garden. NO CHAIN!!

Ideal for a ftb, or for someone with limited mobility, or as a rental at approx £675 pcm.













Open Plan Lounge/Kitchen
15' 8" Min x 13' 1" Min (4.78m Min x 3.99m Min)

Bedroom One
11' 6" x 10' 2" (3.51m x 3.10m)

Bathroom
7' x 6' 3" (2.13m x 1.91m)

Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Further Note
'The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved'.

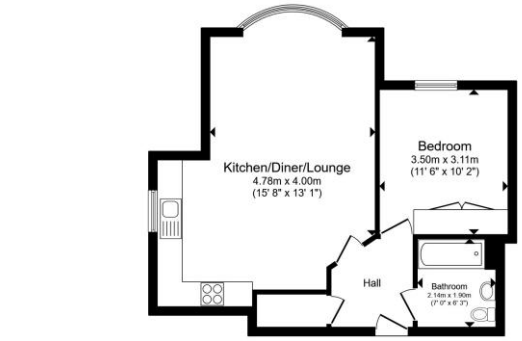
welcome to

Scarsdale Way, Grantham

- Generous Size Ground Floor Apartment
- Ready to Move in to - with 'NO CHAIN'
- Modern Kitchen with Integrated Appliances
- Allocated Parking Space
- Communal Garden to the Rear

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1513.55
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Ground Floor

Total floor area 50.9 m² (548 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

guide price

£85,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114685

The Property Ombudsman

Property Ref:
GST114685 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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