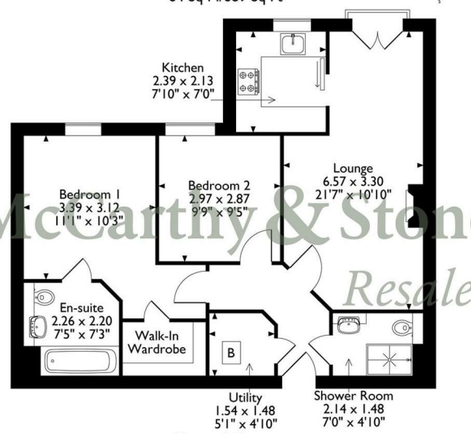
Excellent

Trustpilot

McCarthy & Stone
Resales.

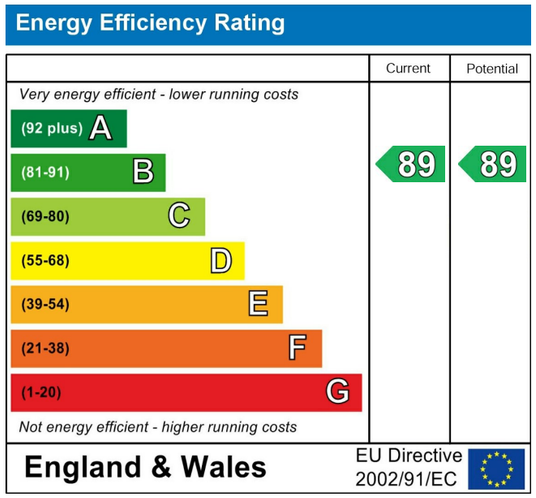
25 Martin Court, St. Catherines Road, Grantham, Lincolnshire
Approximate Gross Internal Area
64 Sq M/689 Sq Ft



Second Floor

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

The Property Ombudsman







25 Martin Court

St. Catherines Road, Grantham, NG31 9DA

2 2 Council Tax Band: B

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 25 Martin Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £215,000
Leasehold

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

Why you'll love living here:

- Spacious living room
- En-suite and walk-in wardobe in principle bedroom
- House Manager
- Landscaped gardens
- Social homeowners lounge
- Roof terrace
- Lift to all floors
- Laundry room
- Guest suite for visiting friends & family
- Mobility scooter charging point

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

25 Martin Court, Grantham

2 | 2 | Asking price £215,000

Summary

Martin Court is a McCarthy & Stone Retirement Living development, conveniently located around half a mile from Grantham town centre, with its shops, supermarkets, banks and popular Saturday market.

The development offers a welcoming and well-maintained environment, with a dedicated House Manager, Homeowners' Lounge and a range of social activities. Residents also benefit from camera entry, 24-hour emergency call systems and a Guest Suite for visiting family and friends.

The service charge covers external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates and the upkeep of communal areas, providing easy and convenient living.

Please note: residents must be aged 60 or over.

Apartment Overview

A spacious and beautifully present apartment featuring a bright and airy lounge with Juliet balcony, a refurbished fully fitted kitchen and two bedrooms. The generous main bedroom benefits from a walk-in wardrobe and en-suite bathroom (refurbished), while the second bedroom offers excellent flexibility as a guest room, study or separate dining room. A useful utility cupboard provides additional storage, with a separate shower room located off the hallway which has also been refurbished. A stunningly spacious apartment with fantastic storage throughout.

Landscaped Gardens

One of the main social hubs of Martin Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle

The Communal Lounge is at the heart of the community at Martin Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Car Parking Permit

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development.

Leasehold

Lease: 125 years from 1st Jan 2014
Ground rent- £495 per annum
Ground rent review: 1st Jan 2029

Service Charge

What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The Annual Service Charge is £3357.14 for the financial year ending 30/09/2027.

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

Moving Made Easy

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.

Additional Information

• Gfast & Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













