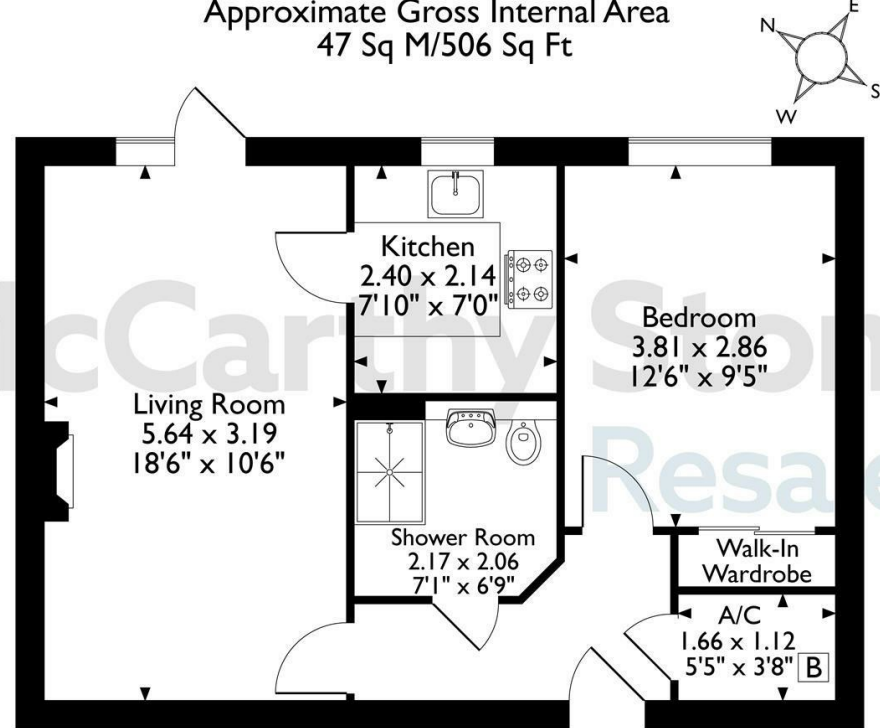
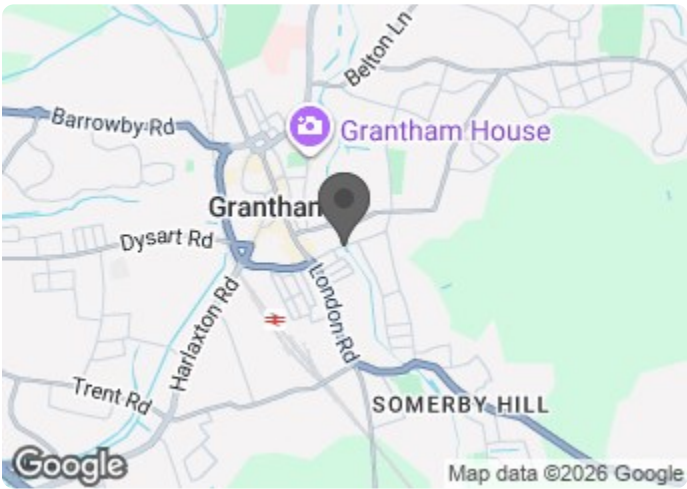


32 Martin Court, St. Catherines Road, Grantham, Lincolnshire
Approximate Gross Internal Area
47 Sq M/506 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction of this document is strictly prohibited.

32 Martin Court

St. Catherines Road, Grantham, NG31 9DA



Asking price £160,000 Leasehold

A WONDEFUL one bedroomed retirement apartment. Located on the second floor, this apartment boasts a JULIET BALCONY with views of the communal gardens.

****Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information****

Call us on 0345 556 4104 to find out more.

Martin Court, St. Catherines Road, Grantham

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: £3,224.09 for financial year ending 30/09/2026. Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).



1 bed | £160,000

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 that can assist with service charges or living costs.
- 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

