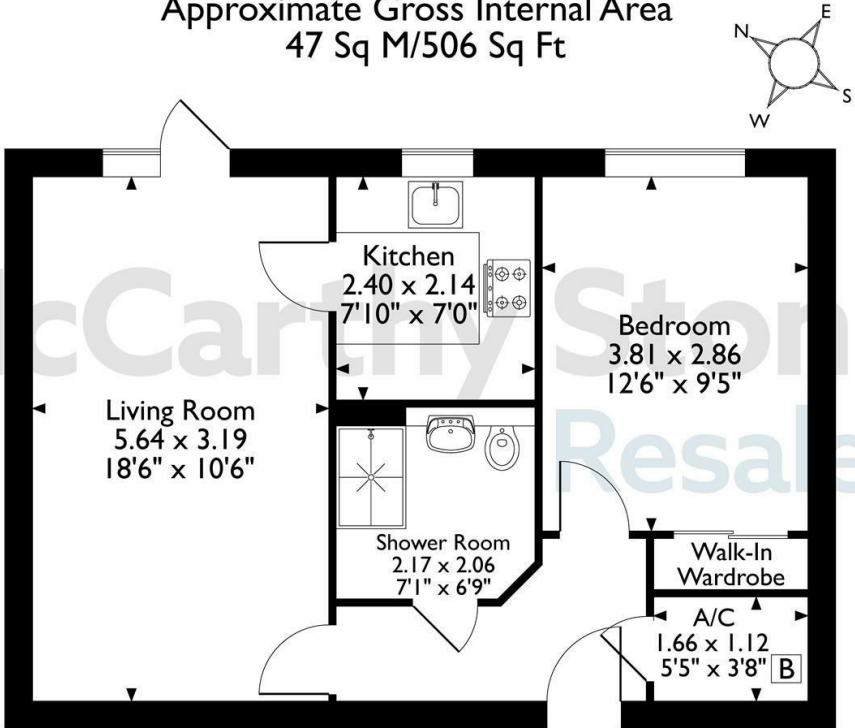


16 Martin Court, St. Catherines Road, Grantham, Lincolnshire  
Approximate Gross Internal Area  
47 Sq M/506 Sq Ft



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                                   | 84                         | 84        |
| (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<br>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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 16 Martin Court

St. Catherines Road, Grantham, NG31 9DA



### Asking price £167,250 Leasehold

A WELL PRESENTED one bedroom GROUND FLOOR GARDEN facing apartment with direct access to PATIO AREA

Martin Court is a popular McCarthy Stone retirement living development with a visiting house manager and communal lounge and roof terrace.

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

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Martin Court, St. Catherines Road, Grantham

## Martin Court

Martin Court, a McCarthy & Stone Retirement Living development, is located a 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 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, summer BBQ's and much more! If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall 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 and emergency pull cord located in the hall. Doors leading to the lounge, bedroom and bathroom.

## Lounge

Spacious lounge with ample room for dining and the benefit of a French door which leads onto a patio area and well maintained communal gardens. TV and telephone point, two ceiling lights and electric heater. Part glazed door leading to the separate kitchen.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units, drawers and roll-top work surface and tiled splashbacks. Inset stainless steel sink with mono block lever tap and drainer sits below the garden facing window. Built in electric oven and

hob with extractor hood above. Integral fridge/freezer. Ceiling and under unit lighting and tiled flooring.

## Bedroom

Spacious bedroom with window overlooking well maintained communal gardens has a built in wardrobe with mirror fronted sliding doors. TV and telephone point, ceiling light and electric heater.

## Bathroom

This room is fitted with a three piece suite comprising a walk in double shower with glass screen and support rails. Low level WC, vanity unit with sink and mirror above. Extractor fan, shaving point, heated towel rail and tiled floor to ceiling.

## Service Charge

- 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

Annual Service charge: £3,224.09 for financial year ending 30/09/2026. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or House Manager.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

## Car Parking Scheme

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.

# 1 Bed | £167,250

## Lease Information

Lease: 125 years from 1st Jan 2014  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2029  
Managed by: McCarthy and Stone Management Services

## Moving Made Easy & Additional Information

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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet and Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

