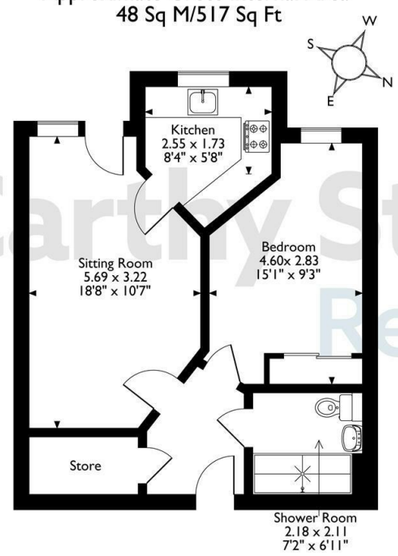
McCarthy Stone
Resales

1 Martin Court, St. Catherines Road, Grantham,
Lincolnshire
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



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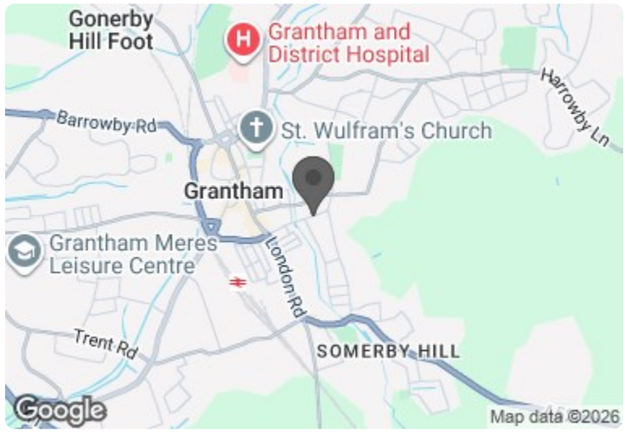
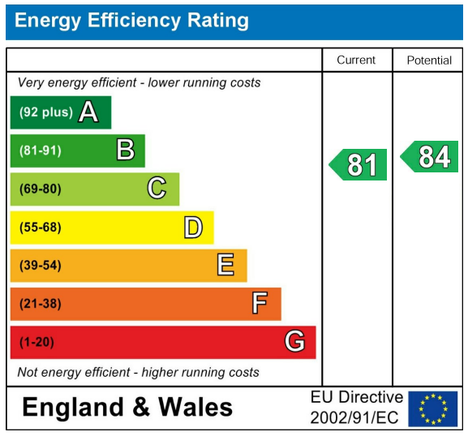
Council Tax Band: A





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.

The Property Ombudsman

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McCarthy Stone
Resales

1 Martin Court

St. Catherines Road, Grantham, NG31 9DA

PRICE REDUCED

PRICE REDUCTION

Asking price £149,950 Leasehold

ONE BEDROOM, GROUND FLOOR apartment in Martin Court, a retirement living development by McCarthy Stone, nestled in the town of Grantham. The property features a lounge with DIRECT ACCESS TO SOUTH WEST PATIO AREA, bedroom and a bathroom designed with practicality in mind.

**Entitlements Advice and Part Exchange available*

Call us on 0345 556 4104 to find out more.

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

Martin Court, St. Catherines Road,

1 Bed | £149,950

PRICE REDUCED

Summary

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR.

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 been designed to support modern living with selected apartments featuring fitted wardrobes, Sky+ connection point in living rooms, camera entry system for use with a standard TV, and En-suite shower/bathroom in selected two bedroom apartments.

The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. 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 and much more! If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability and additional fee) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Entrance Hall

Front door with spy hole leads to the large entrance hall with illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour emergency response pull cord system. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors leads to bedroom, lounge and shower room.

Living Room

The lounge benefits from a French door leading to a south westerly facing patio area which provides outlook towards the front elevation. There is room to allow space for dining. TV and telephone point, raised electric power sockets, two decorative ceiling lights, fitted carpets and electric heater. Part glazed door leading to the separate kitchen.

Kitchen

Fully fitted modern kitchen with low and eye level units and drawers for ample storage with roll top work surfaces above. The inset stainless steel sink and drainer with tiled splashbacks, sits below the south west facing window. Electric waist height oven sits below a dedicated space for a microwave and separate electric hob with extractor hood above. Integral fridge/freezer. Ceiling central light, tiled flooring and electric sockets.

Bedroom

Light and spacious double bedroom with window allowing views towards the south westerly front elevation. This room has the benefit of a built in double wardrobe with mirror fronted sliding doors. TV and telephone point, raised electric power sockets, two decorative ceiling lights, fitted carpets and electric heater.

Shower Room

This room is fully fitted with a 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. 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. To find out more about the service charges please please contact your Property Consultant or House Manager.

Service charge £3,224.16 per annum (for financial year end 30/09/2026) 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)'.

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
It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

•Fibre to the cabinet broadband
• Mains water and electricity
• Electric room heating
• Mains drainage