



**Porter Square, GRANTHAM NG31 7WT**

welcome to

**Porter Square, GRANTHAM**

\*GUIDE PRICE £120,000 - £125,000\* - Beautifully presented throughout this Upper Floor Flat is located in the very popular Mallard Quarter off Springfield Road. Spacious lounge with kitchen off, two bedrooms and bathroom. Allocated parking to the rear. Call us to view on 01476 566363



### **Entrance Hallway**

Entrance hallway with storage, window to the rear aspect, hatch access to the loft and a radiator.

### **Lounge**

14' 9" x 12' 2" Min ( 4.50m x 3.71m Min )

Spacious lounge with a window to the front aspect, carpet, radiator, coving to the ceiling and access into the kitchen.

### **Kitchen**

10' 8" x 6' 2" ( 3.25m x 1.88m )

With a window to the rear aspect and having a range of cream gloss units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Integrated oven, hob with extractor hood above, built-in fridge freezer, washing machine and cupboard housing the boiler. Spotlights and coving to the ceiling and tiling to the floor. (Hive smart heating system included)

### **Bedroom One**

17' 9" Incl Wardrobes x 8' 5" ( 5.41m Incl Wardrobes x 2.57m )

Good sized master bedroom with a window to the front aspect, carpet, radiator and coving to the ceiling.

### **Bedroom Two**

11' 6" x 7' 1" ( 3.51m x 2.16m )

With a window to the front aspect, carpet, radiator and coving to the ceiling.

### **Bathroom**

6' 2" x 5' 7" ( 1.88m x 1.70m )

With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, partial tiling to the walls, heated towel rail, spotlights to the ceiling and tile effect flooring.

### **General Description Outside**

With allocated parking to the rear.

### **Agents Note:**

There are annual Service Charges applicable of £1580.96



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## Porter Square, GRANTHAM

- Upper Floor Flat
- Spacious Lounge/Diner
- Two Bedrooms
- Beautifully Presented Throughout
- Allocated Parking

Tenure: Leasehold EPC Rating: C

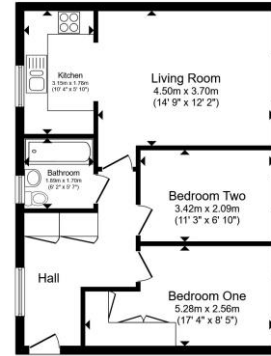
Council Tax Band: A Service Charge: 1580.96

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£120,000 - £125,000**



Total floor area 54.6 m<sup>2</sup> (588 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), coverings 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114393 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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