



7 Arnoldfield Court Gonerby Road
Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8GL

£49,000

1 Bedroom Flat

- Leasehold
- Over 60's retirement development
- One bedroom second floor apartment
- Spacious lounge & a Modern fitted kitchen
- Double bedroom and bathroom
- Communal sitting room and kitchen facilities
- Beautifully maintained communal gardens
- Popular Arnoldfield Court development
- 99 years remaining on lease
- EPC Rating - D, Council Tax Band -A

Click here to access the Energy Performance Certificate for 7 Arnoldfield Court Gonerby Road, Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8GL



Overview

1 Bedroom Second Floor Over 60's Retirement Apartment – Arnoldfield Court, Grantham

Situated within the popular Arnoldfield Court over 60's retirement development, this well-presented one bedroom second floor apartment offers comfortable and secure living within a friendly and sociable community, ideal for those looking to enjoy an independent retirement lifestyle.

The development benefits from a range of excellent communal facilities, including beautifully maintained communal gardens, a communal kitchen/washroom, and a welcoming communal sitting room, providing residents with a pleasant and sociable environment.

The accommodation briefly comprises an entrance hall, a spacious lounge opening into a modern fitted kitchen, a double bedroom, and a bathroom. The property is well laid out and designed for convenient and low-maintenance living.



The property is offered leasehold with approximately 99 years remaining on the lease, with estimated service/lease charges of £254.75 per month.

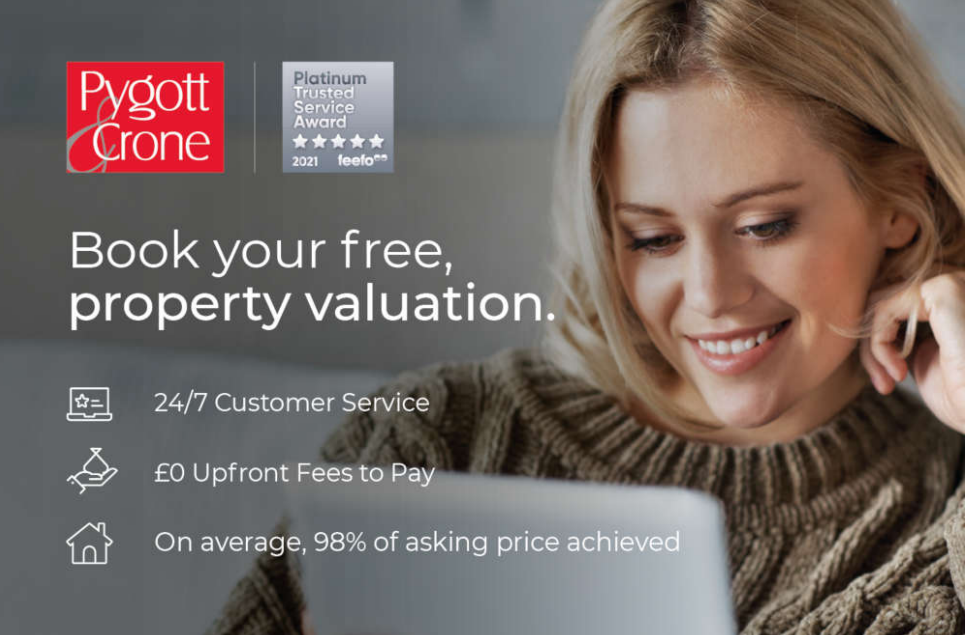
Location - Grantham is a vibrant and historic market town located along the historic Great North Road (A1) and served by the East Coast Main Line, offering direct train services to London King's Cross in approximately one hour.

The town provides a strong sense of community and an excellent range of amenities, including grammar schools for both boys and girls, a variety of primary and secondary schools, healthcare services, independent and national retailers, along with restaurants, cafés, bars, and a cinema. A weekly Saturday street market further enhances the town's charm.

This property presents an excellent opportunity for buyers seeking a well-located retirement apartment within a welcoming community setting.

Please note - We have been advised that the property is Leasehold with 99 years left on the lease and that the cost per annum for ground rent and service charge is approximately £3,057.



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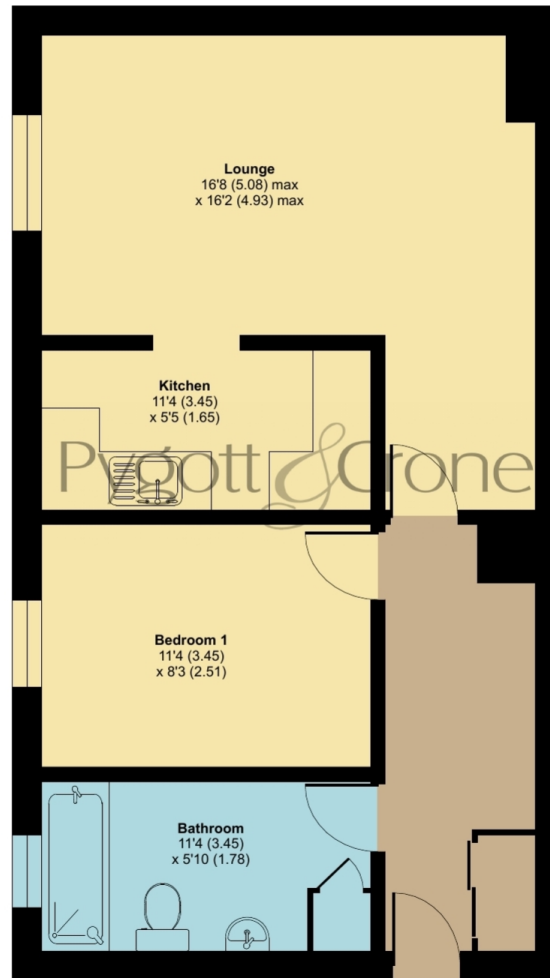
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Arnoldfield Court, Gonerby Road, Gonerby Hill Foot, NG31

Approximate Area = 535 sq ft / 49.7 sq m

For identification only - Not to scale



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Pygott & Crone. REF: 1425254

Location



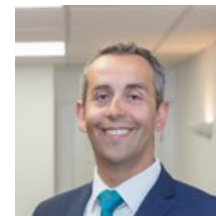
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is on the market with our Grantham branch

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