



2 Bedroom Apartment

- Leasehold
- Ground Floor Apartment
- Popular Over 55's Retirement Complex
- 2 Bedrooms
- Lounge/Diner, Kitchen
- No Onward Chain
- Town Centre Location
- Walking Distance to the Town's Full Amenities
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 22 Premier Court, Grantham, Lincolnshire, NG31 8FD](#)



Overview

Well-Presented Two Bedroom Ground Floor Retirement Apartment for the Over 55s – Town Centre Location with Warden Assistance

Situated within the highly regarded Premier Court development, this spacious and well-maintained two double bedroom ground floor apartment is exclusively available to residents aged 55 and over and offers comfortable, secure and low-maintenance living in the very heart of Grantham town centre. Benefitting from warden assistance, communal facilities, the property presents an excellent opportunity for those seeking independent living within a welcoming community environment.



Ideally positioned for convenience, Premier Court places a wealth of amenities within easy walking distance. Grantham offers an extensive range of shops, supermarkets, cafés, restaurants, public houses, healthcare services and leisure facilities, whilst the town's railway station provides direct services to London Kings Cross in approximately one hour. The town also benefits from excellent road links and a wide range of community amenities.

The apartment itself is well presented throughout and offers generously proportioned accommodation. A welcoming entrance hall provides access to all principal rooms, leading through to a bright and spacious lounge featuring a bay window that allows an abundance of natural light to flood the room. The kitchen/diner offers ample space for both cooking and dining, creating a practical and sociable environment for everyday living. There are two well-proportioned double bedrooms and a contemporary shower room which completes the accommodation.

Further advantages include gas-fired central heating served by a modern boiler, together with uPVC double glazing throughout.



A particular feature of Premier Court is the excellent range of communal facilities available to residents. These include a residents' lounge with kitchenette, a laundry room and beautifully maintained communal gardens, all designed to promote a friendly and sociable atmosphere whilst retaining independence and privacy.

The property is offered to the market with no onward chain, allowing for a potentially smoother purchase process. Apartments within this popular development are always in demand, and early viewing is highly recommended to fully appreciate the accommodation, facilities and convenient location on offer.

Lease Information (provided by the vendor): We understand the property is leasehold with approximately 959 years remaining on the lease. The current ground rent and service charge are approximately £2,419.49 per annum. Prospective purchasers are advised to verify these details through their legal representative, we are also informed that a potential purchaser can apply for a parking space directly with the site.

Agents Note:- The sale is subject to a Grant of Representation (Probate) which has been applied for but has not been granted.

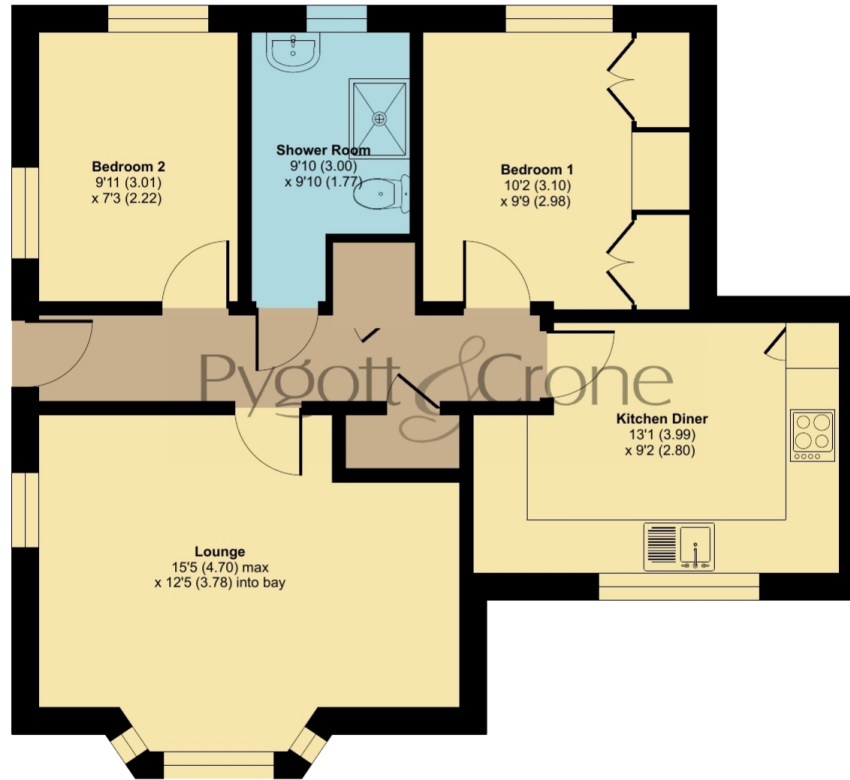




Premier Court, Grantham, NG31

Approximate Area = 610 sq ft / 56.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1473439

Location



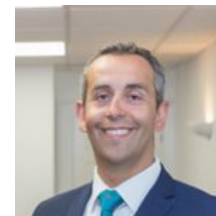
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is on the market with our Grantham branch

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