



40 Arnoldfield Court
Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8GL

Offers Over
£99,995

2 Bedroom Apartment

- Leasehold
- Popular Gonerby Hill Foot Location
- Over 60's Retirement Complex
- 1st Floor Apartment with a stair lift
- 2 Double Bedrooms
- Spacious Lounge/Diner, & Kitchen
- Modern Shower Room
- Communal Gardens, Laundry Room & Lounge Area
- Resident Parking
- EPC Rating - C, Council Tax Band - B

Click [here](#) to access the Energy Performance Certificate for 40 Arnoldfield Court , Gonerby Hill Foot, Grantham, Lincolnshire, NG31 8GL



Overview

This well-presented two double bedroom first floor apartment is situated within a warden-assisted development exclusively for the over 60s, offering a secure and supportive environment in the popular area of Gonerby Hill Foot. The property is offered for sale with no onward chain making it an attractive option for those seeking a straightforward move.

The accommodation is both spacious and practical, comprising an entrance hall with stairs and the added benefit of a stair lift leading to the first floor. The main living space features a generous lounge/diner, alongside a fitted kitchen, inner hallway, two double bedrooms and a modern shower room. The apartment is well maintained throughout and has recently benefitted from new carpets, allowing prospective buyers to move straight in with minimal work required.

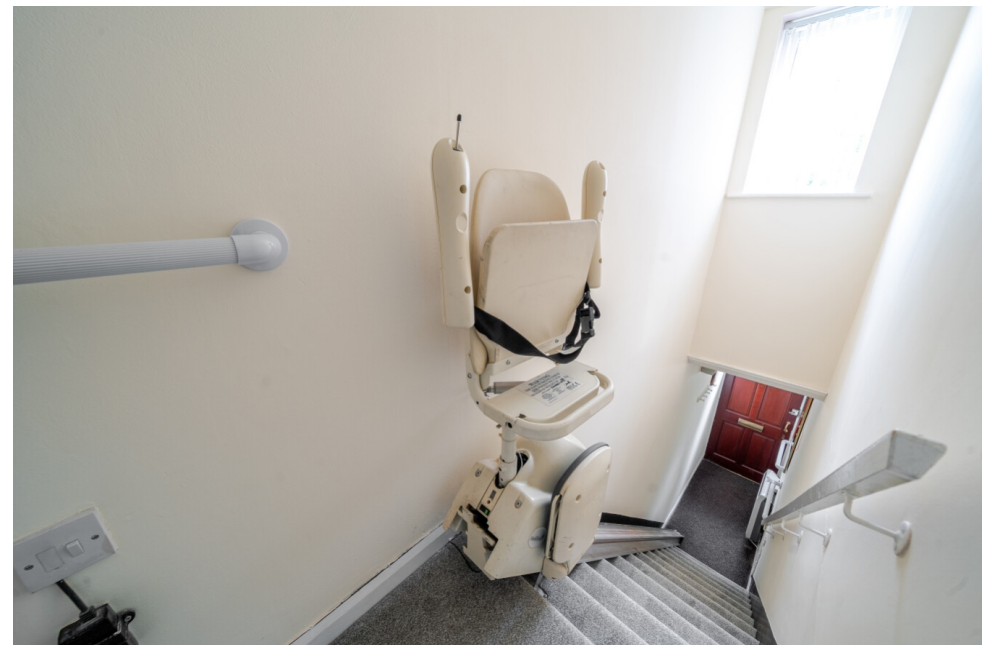


Residents also have access to excellent communal facilities located just across the road at Arnoldfield House, including a residents' lounge, laundry room and kitchen area, creating opportunities for socialising and added convenience there is also resident parking. The development is further enhanced by well-kept communal gardens, providing pleasant outdoor space to enjoy.

The location offers a range of nearby amenities including a local shop, primary school, tennis courts and a gymnasium with café, all within easy reach. A bus stop is conveniently positioned just outside Arnoldfield Court, providing regular services into Grantham town centre, where a wider selection of shops, supermarkets, restaurants, cafés, healthcare services and leisure facilities can be found. The town also benefits from Grantham railway station, offering a direct rail link to London King's Cross in approximately one hour.

This is an excellent opportunity to acquire a comfortable and conveniently located retirement apartment, and early viewing is highly recommended. Contact Pygott & Crone today to arrange your viewing.

Please note - We have been advised that the property is Leasehold with 62 years left on the lease and that the cost per annum for ground rent and service charge is approximately £3427.32 (£285.61 pcm) which the vendor makes us aware that this includes building insurance also.





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Arnoldfield Court, Gonerby Road, Gonerby Hill Foot, NG31

Approximate Area = 785 sq ft / 72.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1447965

Location



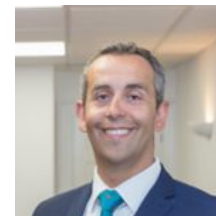
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is on the market with our Grantham branch

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