



Flat 5, 20 Penrhyn Way
Grantham, Lincolnshire, NG31 8XE

£130,000

2 Bedroom Flat

- Leasehold
- Modern David Wilson Built Apartment
- Top Floor Position with Stunning Views
- Spacious Open Plan Living/Kitchen/Dining Area
- Two Well-Proportioned Bedrooms
- En-Suite Shower Room & Separate Bathroom
- Allocated Parking & Visitor Parking
- Popular Location with Excellent A1 & A52 Access
- No Onward Chain, EPC Rating B & Council Tax Band A

[Click here to access the Energy Performance Certificate for Flat 5, 20 Penrhyn Way, Grantham, Lincolnshire, NG31 8XE](#)



Overview

Modern Two-Bedroom Top Floor Apartment with No Onward Chain. Situated in the popular residential area of Barrowby Edge, this modern two-bedroom top floor apartment, originally built by David Wilson Homes, offers well-proportioned accommodation, attractive views and convenient access to local amenities and major road networks. Ideal for first-time buyers, professionals or investors, the property benefits from an open-plan living, kitchen and dining area, two bedrooms, an En-suite shower room, a separate bathroom and an allocated parking space.

The accommodation begins with an entrance hall providing access to the principal rooms. The spacious open-plan living, kitchen and dining area creates a welcoming space for both everyday living and entertaining, with the kitchen incorporating a range of fitted units and integrated appliances, including a fridge/freezer and dishwasher. A particular highlight is the outlook from the kitchen window, which enjoys far-reaching views towards the distinctive Belmont Tower.



There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate bathroom serves the second bedroom and provides additional convenience for residents and guests.

Externally, the property benefits from an allocated parking space, together with additional visitor parking.

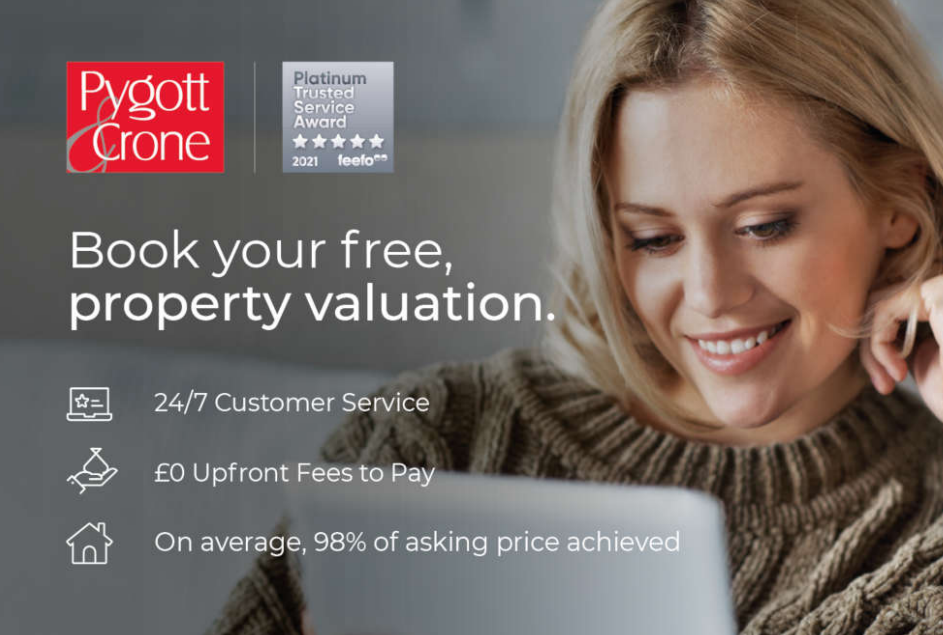
Barrowby Edge is a popular location offering a range of nearby amenities, including a Tesco Express, primary school, pharmacy and hairdressers. The property is also conveniently positioned for access to the A1 and A52, making it an excellent option for commuters travelling locally or further afield.

Further benefits include an EPC rating of B, Council Tax Band A and a particularly long lease.

Leasehold Information: We have been advised that the property has approximately 990 years remaining on the lease, with a ground rent of £100 per annum and a service charge of £922.32 every six months. These details should be verified by the buyer's solicitor during the conveyancing process.

Early viewing is recommended to appreciate the views, convenient location and accommodation this modern apartment has to offer.



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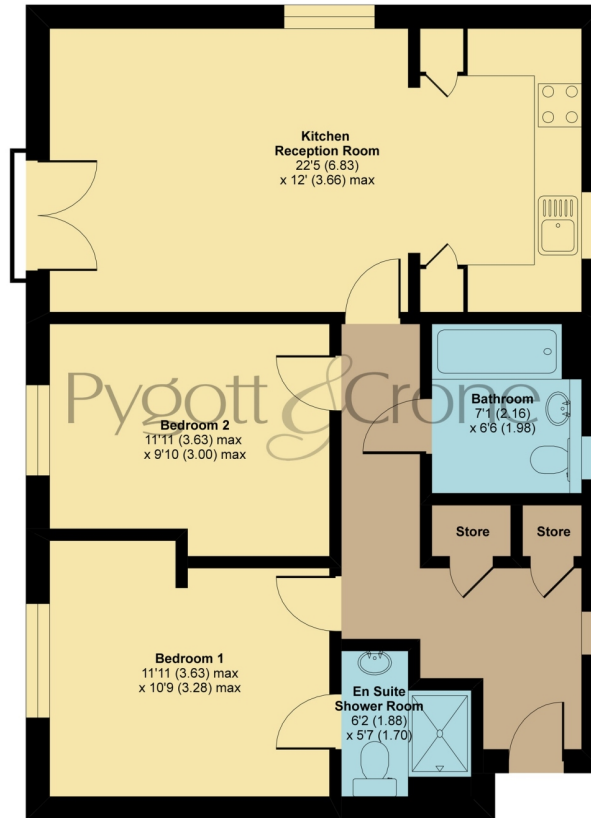
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Penrhyn Way, Grantham, NG31

Approximate Area = 721 sq ft / 66.9 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Pygott & Crone. REF: 617848

Location



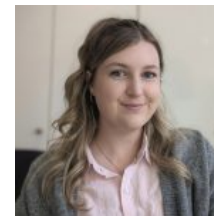
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