



8 Martin Court

St Catherines Road, Grantham, Lincolnshire, NG31 9DA

£225,000

2 Bedroom Apartment

- Leasehold
- Popular McCarthy & Stone Development
- Retirement Complex
- Beautifully Well Presented Throughout
- 1st Floor Apartment
- 2 Double Bedrooms
- Lounge/Diner with Juliet Balcony
- EPC Rating - B, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 8 Martin Court, St Catherines Road, Grantham, Lincolnshire, NG31 9DA](#)



Overview

Immaculately Presented & Upgraded Two Bedroom Retirement Apartment - An excellent opportunity to purchase this immaculately presented and significantly upgraded two bedroom first floor retirement apartment, situated within the popular Martin Court development, approximately half a mile from Grantham town centre.

The apartment offers spacious and well-planned accommodation and has been upgraded by the current owner to provide a modern and comfortable home. The accommodation briefly comprises a welcoming entrance hall with useful storage, a bright and spacious living room with Juliet balcony, separate kitchen, two well-proportioned bedrooms, a walk-in wardrobe and en-suite bathroom to the principal bedroom, together with a further shower room.



Martin Court is a well-established McCarthy & Stone Retirement Living development designed to provide independent living within a secure and sociable environment. The development benefits from a dedicated House Manager, homeowners' lounge, communal gardens, camera entry system and 24-hour emergency call system. There are also a range of social activities and events available for residents to enjoy, together with a guest suite for visiting friends and family, subject to availability and an additional charge.

The development is conveniently positioned for Grantham town centre, which provides a wide range of shops, supermarkets, cafés, restaurants and other amenities. Grantham railway station also provides a direct service to London Kings Cross in around an hour.

Parking is available within the development by allocated space, subject to availability and a separate annual charge.

The property is leasehold with a 125-year lease commencing in 2014, leaving approximately 113 years remaining. The current ground rent is £495 per annum, with a service charge of approximately £416 per month.

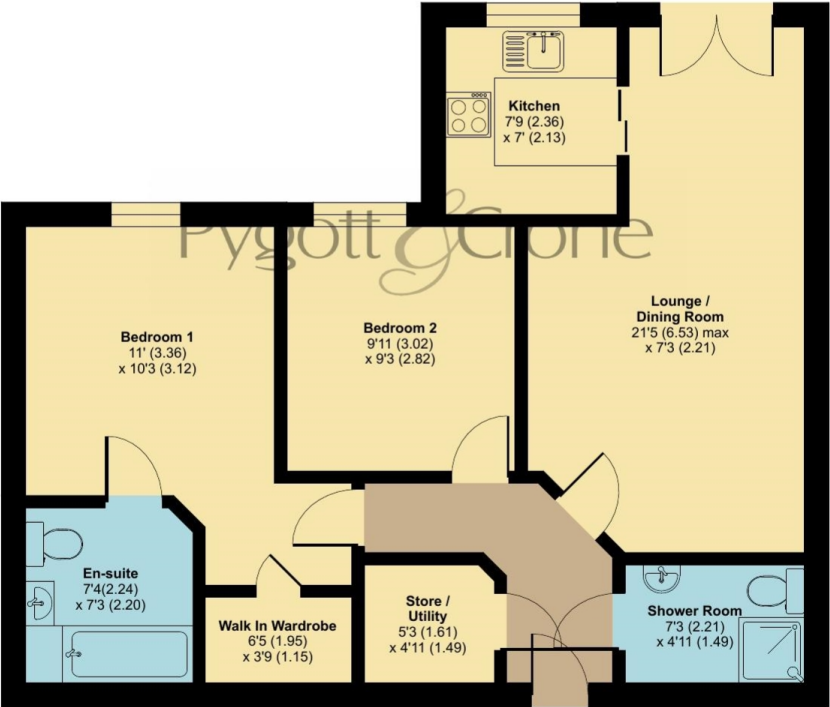
Please note that residents must be aged 60 or over.





St. Catherines Road, Grantham, NG3

Approximate Area = 732 sq ft / 68 sq m
For identification only - Not to scale

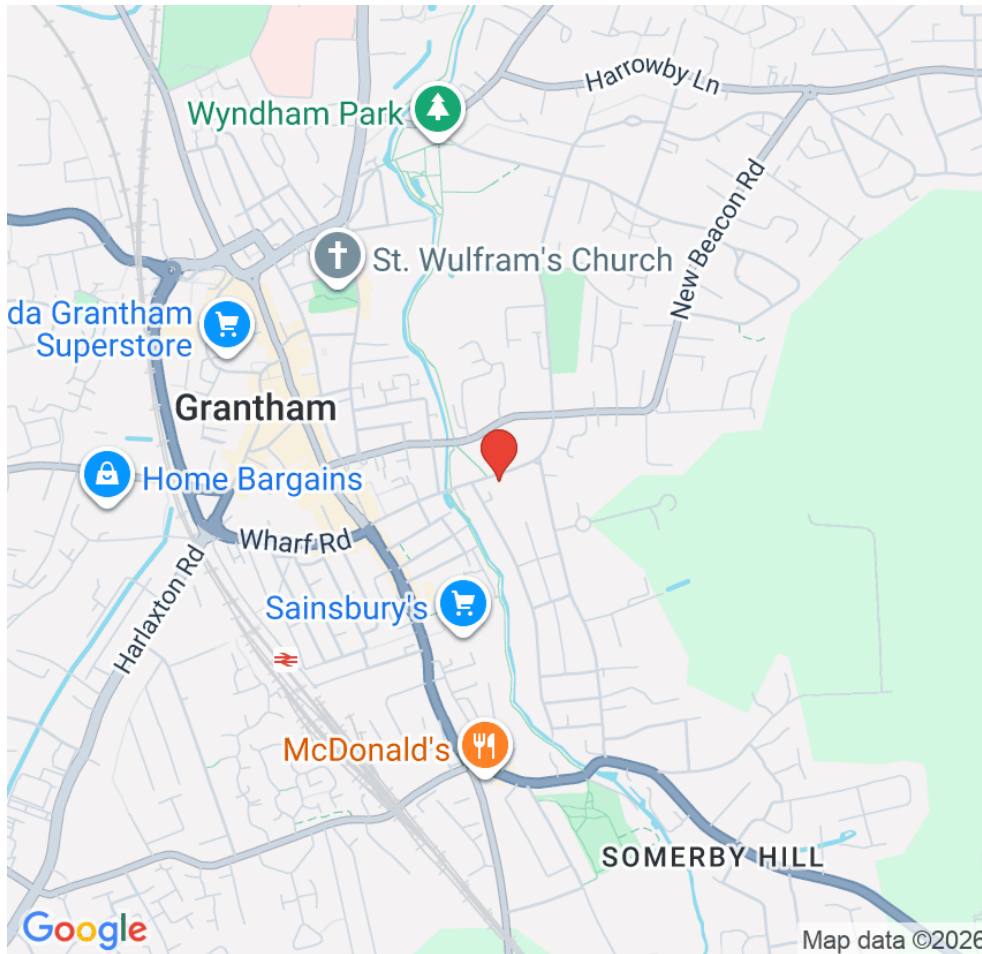


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1516772



Location



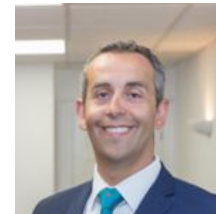
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is on the market with our Grantham branch

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