

Pygott & Crone

8 Martin Court

St Catherines Road, Grantham, Lincolnshire, NG31 9DA

£220,000

2 Bedroom Apartment

- Leasehold
- Popular McCarthy & Stone Development
- Retirement Complex with Lift to each floor
- 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 passenger lift providing easy access to the different floors, together with 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.









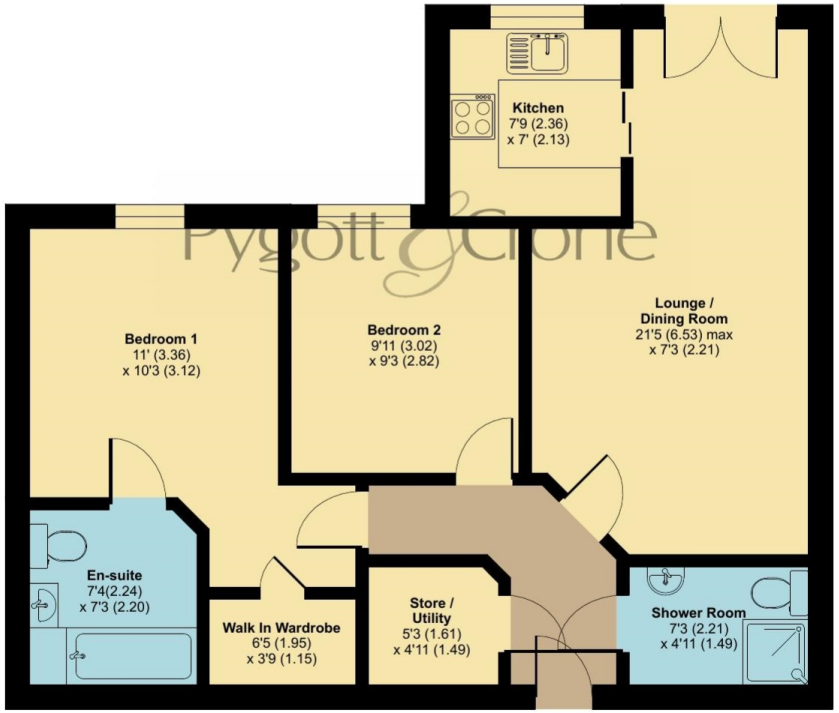



Love you to the moon and back

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). ©nichecom 2026. Produced for Pygott & Crone. REF: 1516772

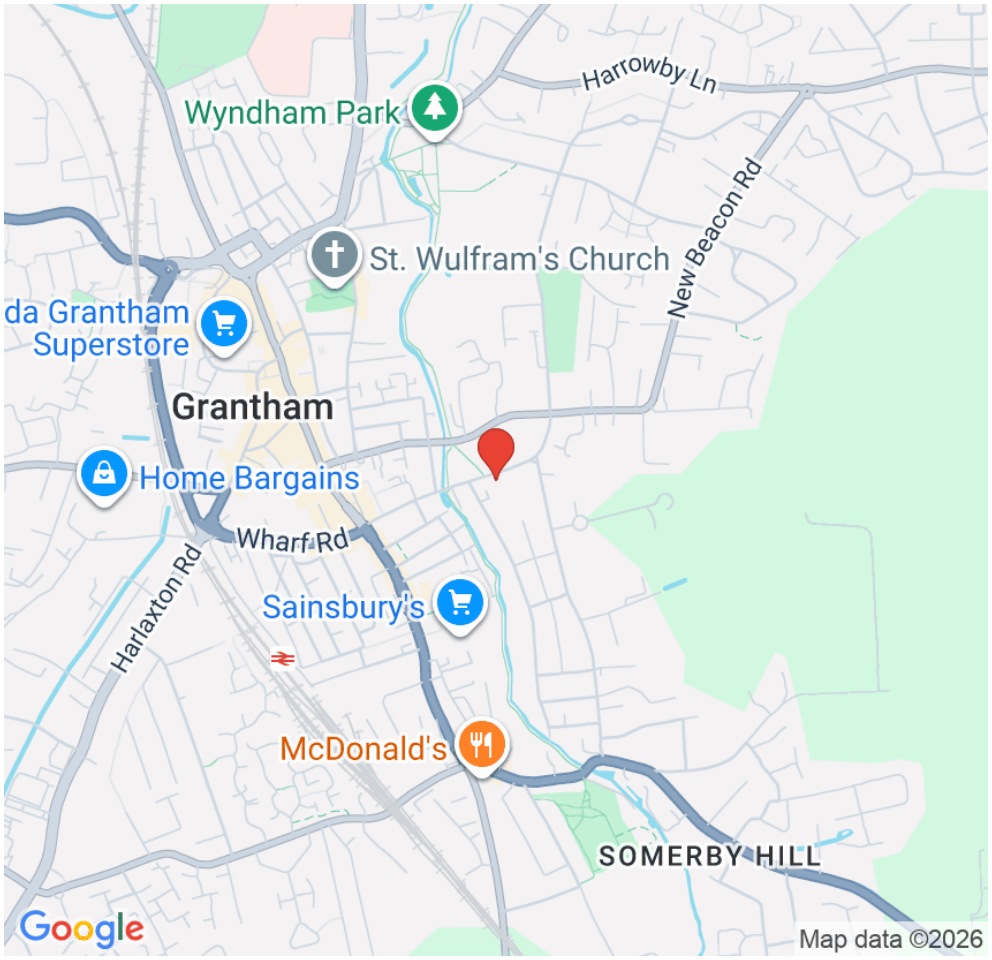








Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Ahmed Jlil

Financial Services Director

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.














Smooth


Fire Exit











Houses. Homes. Harmony.

Pygott & Crone

8 Martin Court, St Catherines Road
is on the market with our Grantham branch

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23 Watergate, Grantham NG31 6NS

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