

Pygott & Crone

9 Martin Court St. Catherines Road

Grantham, Lincolnshire, NG31 9DA

£220,000

2 Bedroom Apartment

- Leasehold
- McCarthy Stone over 60's Development with a Lift
- First Floor Apartment
- 2 Double Bedrooms
- Primary Bedroom features an En-Suite & a Walk In Wardrobe
- Beautifully Well Presented Accommodation
- Lounge/Diner with Juliet Balcony
- Maintained Communal Gardens & a Rooftop Balcony Sitting Area
- EPC Rating - C, Council Tax Band - B

Click here to access the Energy Performance Certificate for 9 Martin Court St. Catherines Road, Grantham, Lincolnshire, NG31 9DA





Overview

Well Presented Two Bedroom Retirement Apartment – Popular McCarthy Stone Development. A well presented two bedroom first floor retirement apartment situated within the popular Martin Court development, conveniently located approximately half a mile from Grantham town centre.

Offering comfortable and well-planned accommodation, this attractive apartment provides an excellent opportunity for those looking for independent retirement living in a secure and welcoming environment. The property is presented in good order throughout and benefits from a bright and spacious living room with Juliet balcony, a separate fitted kitchen, a shower room and two well-proportioned bedrooms both including fitted wardrobes. The principal bedroom also benefits from a walk-in wardrobe, additional built in storage and en-suite bathroom.





The apartment is approached via a welcoming entrance hall with useful storage, leading through to the main living accommodation. The generous living room provides a comfortable space for relaxing and entertaining, with the Juliet balcony allowing plenty of natural light into the room. The separate kitchen is conveniently positioned off the living room, while both bedrooms offer comfortable and versatile accommodation. The principal bedroom benefits from a useful walk-in wardrobe and en-suite bathroom, with the second bedroom served by the additional shower room.

Martin Court is a popular McCarthy Stone Retirement Living development designed specifically for independent living, whilst providing reassurance and a strong sense of community. Residents benefit from a dedicated House Manager, secure camera entry system, passenger lift to all floors, a homeowners' lounge and beautifully maintained communal gardens.

There is also a 24-hour emergency call system providing additional peace of mind, together with a programme of social activities and events which residents can choose to participate in. A guest suite is available for visiting friends and family, subject to availability and an additional charge.





The development is ideally placed for access to Grantham town centre, approximately half a mile away, where residents can enjoy a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. Grantham railway station is also within easy reach and provides direct rail services to London King's Cross in around an hour, making the location particularly convenient for visiting family and friends.

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

This is an appealing retirement apartment offering comfortable accommodation, excellent communal facilities and a convenient location, whilst providing the independence of having your own private home within a friendly and secure retirement community. Residents must be aged 60 or over.





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 and the service charge is approximately £416 per month. Prospective purchasers should verify all charges and lease details with their legal adviser.









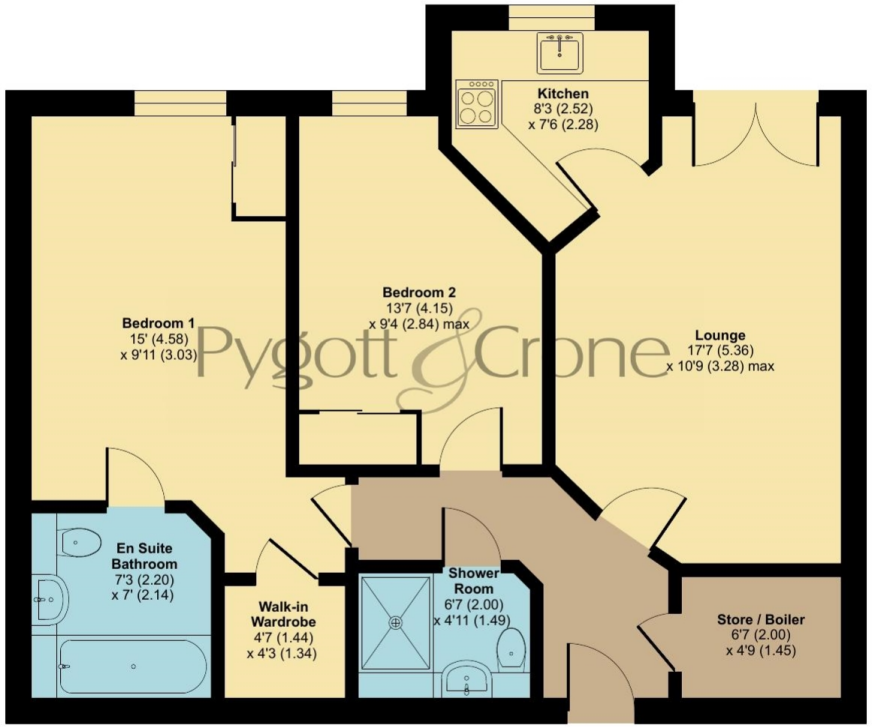

Smooth



Martin Court, St. Catherines Road, Grantham, NG31

Approximate Area = 743 sq ft / 69 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: 1527541

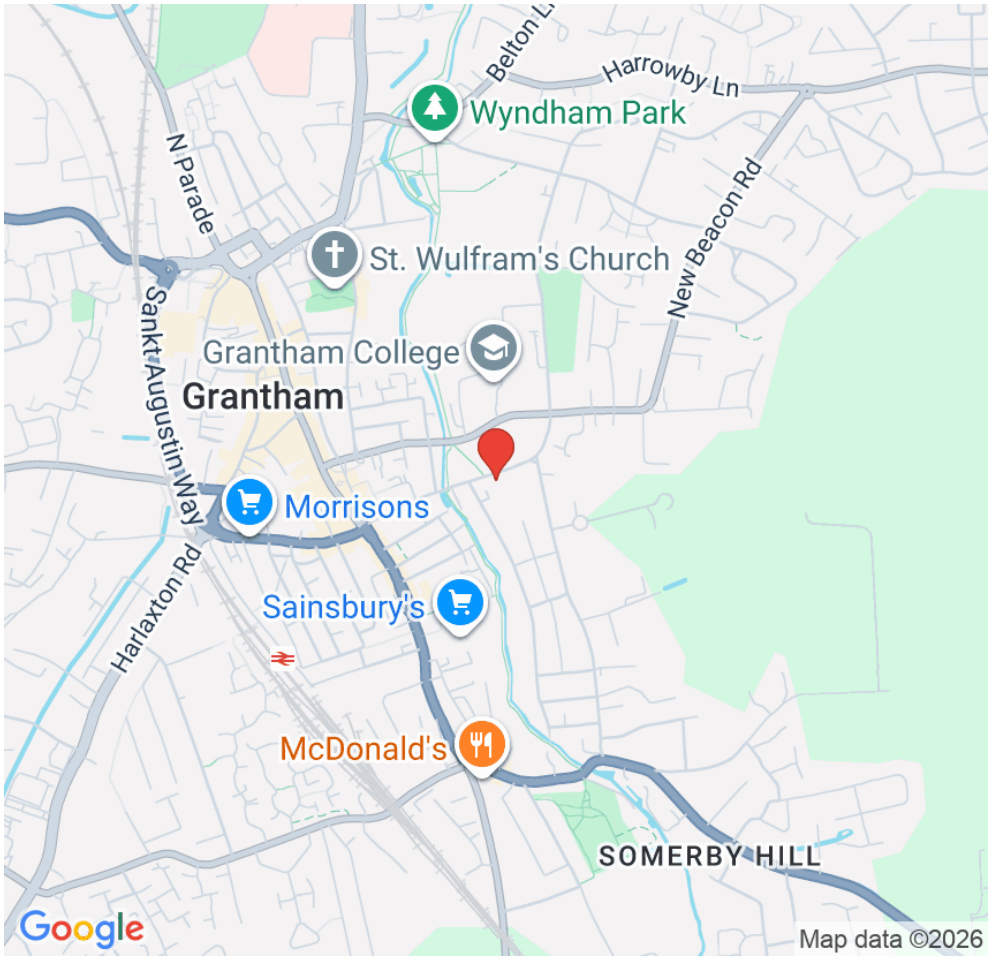





MARTIN COURT



Location



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

Mortgage Advice Bureau

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.



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

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