



68 Sorrel Road, Grimsby, North East Lincolnshire, DN34 4GB
£52,500

Key Features:

- Spacious Top Floor Apartment at Freshney Green
- Modern, Low Maintenance Living
- Open Plan Living Room/Kitchen
- Two Double Bedrooms
- Bath/Shower Room
- Allocated Parking Space
- Lift Access
- 50% Shared Ownership
- Option to Purchase 100% Share

A spacious top floor apartment offering modern, low maintenance living, located on the popular Freshney Green development. Conveniently situated close to the medical centre, local amenities, motorway links, and a short distance to Grimsby town centre.

Inside, the accommodation offers a generously sized open plan living room/kitchen, two good sized double bedrooms and a bathroom (bath with shower over). The property is double glazed and benefits from an efficient electric heating system powered by a heat-source pump. The building also provides a lift, intercom entry system and includes an allocated parking space to the rear. An excellent choice for retirees, first time buyers and professionals alike...Viewing Highly Recommended. Shared Ownership- 50% Share. Option to purchase 100% Share



ENTRANCE HALL

L-shaped with built-in storage/airing cupboard.

LIVING ROOM/ KITCHEN

23'3" x 14'4" (7.10 x 4.38)

Of dual aspect, with kitchen area comprising wall and base units, built-in oven, ceramic hob, plumbing for a washing machine, and space for further appliances.

BEDROOM 1

12'0" x 9'3" (3.67 x 2.84)

To front aspect.

BEDROOM 2

12'0" x 8'8" (3.67 x 2.65)

To front aspect.

BATHROOM

8'9" x 6'7" (2.68 x 2.01)

Featuring a freestanding bath with overhead shower, vanity unit and WC.

TENURE

LEASEHOLD - 111 YEARS REMAINING

50% SHARED OWNERSHIP WITH LHP

OPTION TO PURCHASE 50% SHARE OR ALSO THE
OPTION TO PURCHASE 100% SHARE

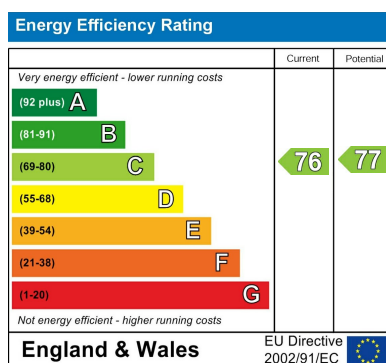
RENT & SERVICE CHARGES - £187.39 PER MONTH

MAINTENANCE CHARGE- £200 PER ANNUM
for grass cutting, weeding, gardening around the
building

COUNCIL TAX BAND

A





Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore