



49 Grosvenor Crescent, Grimsby, DN32 0QJ

FOR SALE - £72,500

CanTERS

Chartered Surveyors

Grosvenor Crescent is a purpose built, apartment complex with attractive hard standing areas, situated between Deansgate Bridge and Brighowgate with local amenities nearby within walking distance such as the town centre, train station, Peoples Park and easy access to the A16 and the M180. The property is subject to a periodic tenancy with the current rent payable being £535 per calendar month.

This one **BEDROOMED FIRST FLOOR FLAT** is situated within "Willow House" on the Grosvenor Crescent development is situated between Deansgate Bridge and Brighowgate and within a very short walking distance of the town centre. The flat comprises; Entrance hall with walk in cloakroom cupboard and airing cupboard, living ROOM, fitted kitchen including gas oven and electric hob, double BEDROOM, bathroom with bath and overhead shower, hand basin and WC. The property is fully double glazed with gas fired central heating. Benefitting from a telephone answering system to unlock the front door, corridors with automatic lighting. Externally are maintained gardens and an allocated parking space.

Entrance Hall	Reception lobby with wall mounted intercom and walk in cloakroom cupboard and airing cupboard with two shelves, accessed via a uPVC personnel door providing access to most internal rooms. Neutral décor, including carpet flooring, painted plaster walls and an Artex ceiling with pendent light.
Lounge	4.20m (max) x 3.93m (max) Reception room, providing views to the shared green area and car parking via two windows on both external walls. Neutral décor, including carpet flooring, painted plaster walls and an Artex ceiling.
Kitchen	2.73m (max) x 3.00m (max) Fitted kitchen, accessed via the lounge. Providing views to the side aspect, incorporating a range of fitted grey units with a black worktop. Including an integrated gas hob and electric oven, with space for three white good appliances. Neutral décor, including wood effect vinyl flooring, tiled walls and a painted ceiling with strip light.
Bedroom	3.50m x 3.00m Bedroom, neutral décor, including carpet flooring, painted plaster walls and an Artex ceiling with a pendent light.
Bathroom	1.80m x 2.65m Family bathroom, comprising a bath with shower above, WC and basin. Neutral décor, including hard flooring, part tiled walls, beneath a painted ceiling with round fluorescent dome light.
Outside	Benefitting from communal green areas and allocated parking.
Tenure	We understand the property is held on a 999 lease from the 05 April 1983. We are awaiting formal confirmation from the vendors solicitor. The property is subject to a periodic tenancy with the current rent payable being £535 per calendar month.
Service Charge	We are advised that the service charge payable for the 6 months from 05 April 2024 to 04 October 2024 is £375 per annum. We are awaiting formal confirmation from the vendors solicitor.
Council Tax Band	'A' NB: This can be reviewed by the Local Authority.
EPC Rating	C (78)

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Property Management and Lettings

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Grimsby 12 Town Hall Street, DN31 1HN

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ADDITIONAL PHOTOS & PLANS



Lounge



Lounge



Kitchen



Kitchen



Bedroom



Bathroom

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