



Springfield House, 35 Bargate, Grimsby, DN34 4SN

FOR SALE - £130,000

CanTERS

Chartered Surveyors

Found within Springfield House, a Two Bedroom Apartment contained within this purpose built block located in the Wellow Conservation Area being conveniently positioned for the town centre, Millfields Hotel, Peoples Park and Grimsby University. The property has many notable features including lift, electric underfloor central heating, sealed unit double glazing, audio/video entry system, secure parking and the use of a lovely communal garden.

Main Entrance and Inner Hallway With tiled floor and with both lift and stairs to the upper floors.

The Apartment

Entrance Hall	L shaped and having telephone entry system, coving to the ceiling and a cupboard containing the hot water cylinder.
Sitting Room	4.80m x 4.39m plus walk in bay window to the front aspect. Coving to the ceiling and a wall mounted electric fire.
Kitchen	3.49m max x 3.18m max Fitted with a range of cream shaker style wall cupboards and base units with contrasting worktops incorporating a stainless steel drainer sink unit with mixer tap over. Integrated oven, four ring induction hob with stainless steel chimney style extractor over. Built in dishwasher, fridge, and washing machine. Tiled splashbacks, downlights to the ceiling and a window to the side aspect.
Bedroom 1	4.42m x 3.68m With window overlooking the communal garden and coving to the ceiling.
Bedroom 2	3.18m x 3.16m With window overlooking the communal garden and coving to the ceiling.
Bathroom	3.56m x 1.99m Having doorways from both Bedroom 1 and also from the hallway. Fitted with a four piece suite comprising; bath with mixer tap over, separate tiled shower with Aqualisa fitting, pedestal wash hand basin with mixer tap and low flush WC. Tiling to the floor and tiled splashbacks, downlights to the ceiling and wall mounted towel rail.
Outside	Springfield House stands back behind a brick wall with automatic gates opening to the car parking area, each flat having its own allocated space. The apartment benefits from having the use of the communal garden to the rear which is predominantly laid to lawn with mature borders containing a wide variety of plants and established shrubs. There is also a patio area for the residents use.
Council Tax Band:	'C' NB: This can be reviewed by the Local Authority.
Ground Rent	The property is of leasehold tenure with the term commencing 1st January 2006 until 31st December 2131.
Management / Service Charge	There is an annual management fee which covers the building insurance, lift maintenance, cleaning of common areas, garden and general day to day maintenance. The fee for the year 2025/26 is £1,860.92. NB This figure is reviewable. We understand each owner has a share of the management company. We are currently awaiting solicitors confirmation.
EPC Rating:	'D 68'

FURTHER INFORMATION AND TO VIEW:
Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Please note only part of this property is for sale.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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Property Inspected: 31/03/2025

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ADDITIONAL PHOTOS & PLANS



Entrance Hall



Sitting Room



Kitchen



Kitchen



Bedroom 1



Bedroom 2

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ADDITIONAL PHOTOS & PLANS



Bathroom



Bathroom



Main Entrance



Inner Hallway



Rear Elevation



Rear Garden

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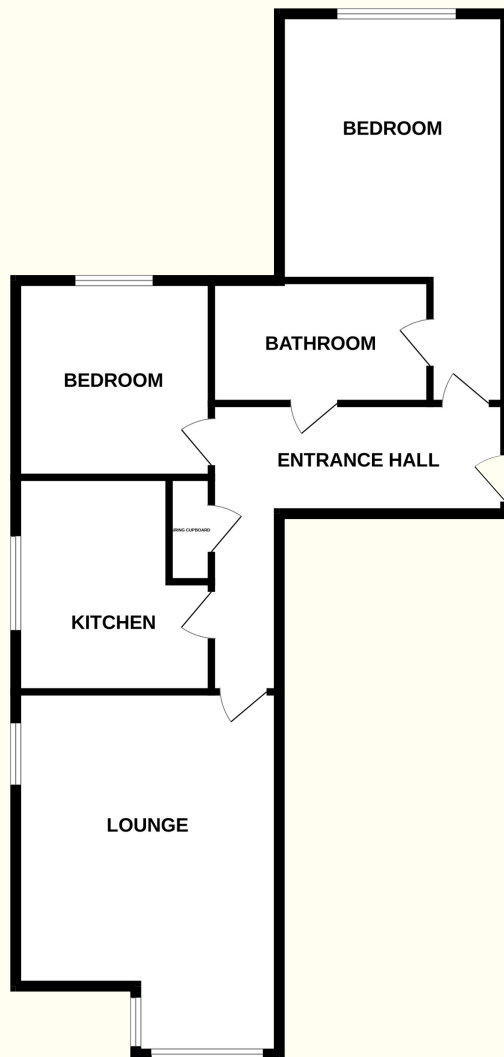
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