

# MARTIN MASLIN

APARTMENT 4  
WESTLANDS HOUSE  
WESTLANDS AVENUE  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 4ST



Located on the first floor of Westlands House, a fine Victorian residence converted to Apartments in 1980, this stunning property provides elegant accommodation equipped and presented to the very highest of standards throughout. Transformed by a programme of updating by the current owner in the last four years (including the installation of new uPVC windows) the Apartment comprises:- Shared Reception Hall and Landing, private Entrance Hall, stunning Lounge with classic fireplace and display shelves, Dining Kitchen with grey shaker style units and a host of Neff appliances, two Bedrooms (both with wardrobe) and a superb Bathroom with a slipper bath, a shower above and an adjoining Utility Room. The Apartment benefits from gas central heating and no expense has been spared on the creation of this unique home - viewing recommended. Please note the main image within the brochure shows a general view of the front of Westlands House.

£195,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

### SHARED RECEPTION HALL

A magnificent entrance area to Westlands House itself with a fine staircase leading to the first floor landing which then gives access to Apartment No 4.

### ENTRANCE HALL

A lovely entrance hall with half panelled walls, a tiled floor and an ornate column radiator.

### LOUNGE

**6.02m (19'9") x 4.42m (14'6")**

A beautifully proportioned room featuring a classic black firesurround with an arched cast iron inset and a living flame gas fire. To one side of the fireplace there is a superb display shelf unit with low level cupboards and there are two ornate column radiators. The floor features gloss finish woodgrain laminate panels and a door opens to the main bedroom.

### DINING KITCHEN

**4.57m (15'0") x 3.05m (10'0")**

Stylishly equipped with a range of linen shaker style wall and base cabinets with grey marbled granite worktops incorporating an inset sink. Built-in appliances comprise a Neff electric oven, a Neff microwave oven, a Neff induction hob with contemporary style extractor above and a slimline dishwasher. There is an ornate column radiator and ample space for a dining table.

### BEDROOM ONE

**3.05m (10'0") x 4.57m (15'0") to rear of wardrobes**

A delightful bedroom featuring a range of white fitted wardrobes, gloss laminate flooring and an ornate column radiator.

### BEDROOM TWO

**3.05m (10'0") x 2.74m (9'0")**

A lovely room with an ornate column radiator, a double wardrobe and a cupboard housing the gas central heating boiler.

### BATHROOM

**3.66m (12'0") x 1.78m (5'10")**

Beautifully presented and equipped with a white suite comprising a freestanding slipper bath on chrome 'ball and claw' feet, a pedestal washbasin and a W.C. The walls feature brick laid white tiling to dado height and there is a twin head mixer shower above the bath with an oval shower curtain rail above. A door opens to the Utility Room and there is a combined radiator/heated towel warmer.

### UTILITY ROOM

**1.88m (6'2") x 1.83m (6'0")**

Leading off the Bathroom and with white cupboards, provision for appliances and a central heating radiator.



SHARED RECEPTION HALL



ENTRANCE HALL



LOUNGE



LOUNGE



## OUTSIDE

Each owner enjoys use of the shared gardens and vehicle parking is available in front of Westlands House.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the gas boiler in Bedroom 2 and the property has the benefit of uPVC framed double glazing installed progressively, since 2021. It falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band B. The tenure is Leasehold with a term of 215 years from 1st April 1980 (subject to solicitors confirmation). The Freehold of Westlands House is owned by Westlands House Management Company which is, in turn, owned by the individual leaseholders. Apartment No 4 enjoys 15% ownership of the Management Company and is responsible for a similar percentage of maintenance outgoings.

## SERVICE CHARGE

There is a current charge of £535 per quarter year covering grounds maintenance, heating and lighting, of shared areas, overall building maintenance (exterior and shared areas) and buildings insurance. This figure is reviewed annually.

## VIEWING

By appointment through the Agents on Grimsby 311000. A walkthrough video with commentary can be seen on Rightmove and our Martin Maslin website.

## LOCATION AND AMENITIES

Westlands House is located at the western end of Westlands Avenue which itself leads off Bargate. The property lies within walking distance of Grimsby Town Centre, regular buses run along Bargate and a range of educational establishments are particularly convenient.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM



BATHROOM



OUTSIDE



OUTSIDE

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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