

MARTIN MASLIN

FLAT 10 BEECHFIELD COURT
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 4UB



Situated between College Street and Augusta Street, Beechfield Court is an attractive complex of well maintained Apartments conveniently located close to Grimsby Town Centre. We are pleased to offer for sale No.10 Beechfield Court, a stylishly updated first floor apartment benefiting from warm air heating and uPVC double glazing.

The accommodation briefly comprises:- Shared Entrance with intercom, private Entrance Hall, lovely Lounge with upvc door leading to large balcony, spacious dining kitchen, double Bedroom, and a contemporary Bathroom with a white suite, including bath and seperate shower. The grounds are professionally maintained and there is an allocated parking bay within the shared car port behind the Apartments. There is also visitor parking.

A lovely example of one of these excellent homes. (Please note we are only offering part of the property shown in the main photograph).

£89,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE HALL

With an electric warm air central heater, this runs on Economy Seven.

LIVING ROOM

4.62m (15'2") x 3.30m (10'10")

Featuring an attractive Regency-style fire surround inset with marble and electric fire. This is a lovely Southerly-facing room with coving to ceiling and having uPVC double glazed windows and French doors, which open onto an excellent external balcony. There is a ceiling light with a fan.

BALCONY

6.63m (21'9") x 1.32m (4'4")

Southerly-facing and an excellent spot for sitting and enjoying the fresh air.

DINING KITCHEN

3.10m (10'2") x 3.17m (10'5")

Having a stainless steel sink unit and mixer taps, and an attractive range of base units with good work surfaces incorporating a built-in oven and hob. It has partially tiled walls, plumbing for an automatic washer and a uPVC double glazed window

BEDROOM

4.52m (14'10") x 3.30m (10'10")

Good size double Bedroom, coving to ceiling and a uPVC double glazed window.

BATHROOM

3.51m (11'6") x 1.80m (5'11")

Fitted with a modern white suite comprising a low-flush w.c., pedestal wash basin, panelled bath and a separate tiled shower cubicle fitted with an "Aqualisa" shower. It has a chrome radiator/towel rail, uPVC double glazed window and a built-in airing cupboard.

COMMUNAL GARDENS

We understand that there is a small communal garden, with a seating area which is available for the use of all the residents in this apartment block.

ALLOCATED COVERED CAR PARKING

We understand that Car Parking Space 10, in the car park to the rear is for the sole use of this flat. There is also a visitor parking area.



LIVING ROOM



LIVING ROOM



BALCONY



BALCONY

SERVICE CHARGE

We understand that the service charge is currently (August 2025) £65 per month, and this covers general maintenance and cleaning of the common areas.

The service charge does not include buildings insurance, which is a separate charge, which amounts currently to approximately £216 per flat, per annum.

We understand that the flats in apartment block are currently managed by -

42 Augusta Street
GRIMSBY
DN34 4TJ.

GENERAL INFORMATION

Water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Warm air central heating system. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. The tenure is Freehold subject to Solicitors verification.

TENURE

We believe that the Freehold is held by Beechfield Court (Grimsby) Ltd. and each flat owner holds a twelfth share in the form of a share certificate. As such all Owners own an equal share in the Freehold of the property.

We understand that the Freeholders (Beechfield Court) (Grimsby) Ltd have granted individual leases to the flats and this flat is currently held under a 999 year lease from the 2014. All interested parties are advised to make their own enquiries.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000.



DINING KITCHEN



BEDROOM



BEDROOM



BATHROOM



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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Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk