

MARTIN MASLIN

**31 DANES CLOSE
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 9AG**



Attention first time buyer/investors. A superb second floor apartment found in this sought after area just off Ladysmith Road. The property is well presented with solid wood floors, modern open plan Living Kitchen and Bathroom and two good sized Bedrooms. The Property comprises of its own private entrance hall with two storage cupboards serving an excellent open plan Living Kitchen with Juliet style Balcony. The Kitchen displays a range of Light Oak Cabinets with built-in appliances. There are two good sized Bedrooms, one featuring its own Juliet style balcony. In addition there is a modern bathroom with white suite and shower over bath. An excellent first time purchase or investment ready to move straight into with resident parking close by. There is a pleasant communal garden at the rear and an allocated car parking space. Viewings highly recommended. (Please note we are only selling part of the property shown).

£95,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

COMMUNAL ENTRANCE HALL

Communal entrance hall with staircase to the flat entrance.

HALLWAY

4.44m (14'7") x 1.37m (4'6")

A welcoming Hallway accessed by a wood panelled entrance door. Well decorated with an attractive solid wood floor, two useful storage cupboards and a radiator. There is an entry phone system linking the front door. All rooms lead directly as follows:

OPEN PLAN LIVING KITCHEN

5.87m (19'3") x 3.86m (12'8")

A superb open plan living space enjoying dual aspect views with further French double glazed doors opening onto a Juliet Balcony. A solid wood floor flows effortlessly through into designated kitchen area at one end. Displaying a range of light oak base and wall mounted units with contrasting work surfaces extending to a breakfast bar, it has a stainless steel sink with matching upstands and a further double glazed side window. Built-in appliances include a ceramic hob with stainless steel backplate and overhead chimney style extractor fan. It has a single electric oven and grill and there is space with plumbing for an automatic washing machine.

BEDROOM ONE

3.43m (11'3") x 3.40m (11'2")

A lovely bedroom fashionably decorated with radiator and a uPVC double glazed window.

BEDROOM TWO

3.86m (12'8") x 1.88m (6'2")

A comfortable second Bedroom with radiator and uPVC double glazed doors opening onto a Juliet style Balcony.

BATHROOM

2.49m (8'2") x 2.16m (7'1")

A smart modern Bathroom partly tiled featuring a white suite. Comprising of pedestal wash hand basin, low flush W.C. and panelled bath with bar mixer shower and screen. There is a radiator and an opaque uPVC double glazed window.

OUTSIDE

There is resident parking available close by.



COMMUNAL ENTRANCE



HALLWAY



OPEN PLAN LIVING KITCHEN



OPEN PLAN LIVING

GENERAL INFORMATION

Mains gas, water and electricity are connected and broadband speeds availability can be accessed by the Ofcoms checker website. Central heating comprises of all radiators connected to the combination central heating boiler located in the hall cupboard. The property benefits from uPVC framed double glazing. It has a security alarm system for peace of mind. It falls within the jurisdiction of North East Lincolnshire council and is Council Tax Band A.

TENURE

The Leasehold details are as follows: 125 year lease from 18/06/2008. Ground Rent is £20 per calendar month, the management fee is £8 per calendar month, and the service charge is £115 per calendar month.

VIEWINGS

Strictly by appointment through the Agents on Grimsby 311000. A video walk through tour with commentary can be seen on Rightmove and our Martin Maslin website.



BEDROOM ONE



BEDROOM TWO



BEDROOM TWO



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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