



Flat 5 The Beeches Eaton Court Grimsby, North East Lincolnshire DN34 4UN

Situated within this modern OVER 50's DEVELOPMENT located just off Augusta Street within easy access of Grimsby town centre is this superb TWO BEDROOM first floor apartment. The stylishly presented accommodation comprises :- entrance hall with secure intercom entry, landing, spacious lounge, fashionable breakfast kitchen, two bedrooms and generous modern bathroom. Gas central heating system and double glazing. Allocated parking space. Communal gardens. Offered with NO FORWARD CHAIN viewing is highly recommended. Only part of this building is being sold.

£99,950

- SUPERB MODERN FIRST FLOOR APARTMENT
- SPACIOUS LOUNGE
- BREAKFAST KITCHEN
- TWO BEDROOMS
- MODERN BATHROOM
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO FORWARD CHAIN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a double glazed entrance door with intercom entry system leads into the entrance hall having laminate flooring. Staircase to the first floor with wall mounted hand rail.

LANDING

Double glazed window to the side. Radiator. Built in airing cupboard with radiator.

LOUNGE

13'1" x 10'7" (4.00m x 3.23m)

Double glazed window to the front, radiator. Coving to the ceiling.



LOUNGE

Additional photo



BREAKFAST KITCHEN

9'2" x 8'4" (2.80m x 2.55m)

Fitted with a modern range of wall and base units with contrasting wood effect work surface incorporating the one and a half bowl sink unit with a mixer tap. Matching fixed breakfast bar. Built in appliances include the double oven and gas hob with extractor unit over, fridge and freezer. Double glazed window to the front. Wood effect flooring.



BREAKFAST KITCHEN

Additional photo



UTILITY

Having plumbing for a washing machine. Gas central heating boiler



BEDROOM 1

13'1" (15'1") x 10'1" (3.99m (4.60m) x 3.08m)

Fitted wardrobes in pine finish. Double glazed window to the rear. Radiator. Access to the loft space.



BEDROOM 1

Additional photo



BEDROOM 2

12'0" x 7'8" (6'4") (3.68m x 2.35m (1.94m))

Double glazed window to the rear, radiator.



BEDROOM 2

Additional photo



BATHROOM

8'7" x 6'3" (2.63m x 1.93m)

Fitted with a modern white suite comprising of bath with mains supply shower over and glass screen. Wash hand basin inset into the dedicated vanity unit and low flush w/c. Fully tiled walls. Radiator.



OUTSIDE



COMMUNAL GARDENS

The residents have use of the communal gardens.



COMMUNAL GARDENS

Additional photo



ALLOCATED PARKING SPACE

There is one allocated parking space.

TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold with a 125 year lease from 6th October 2000

COUNCIL TAX BAND

Council Tax Band B

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

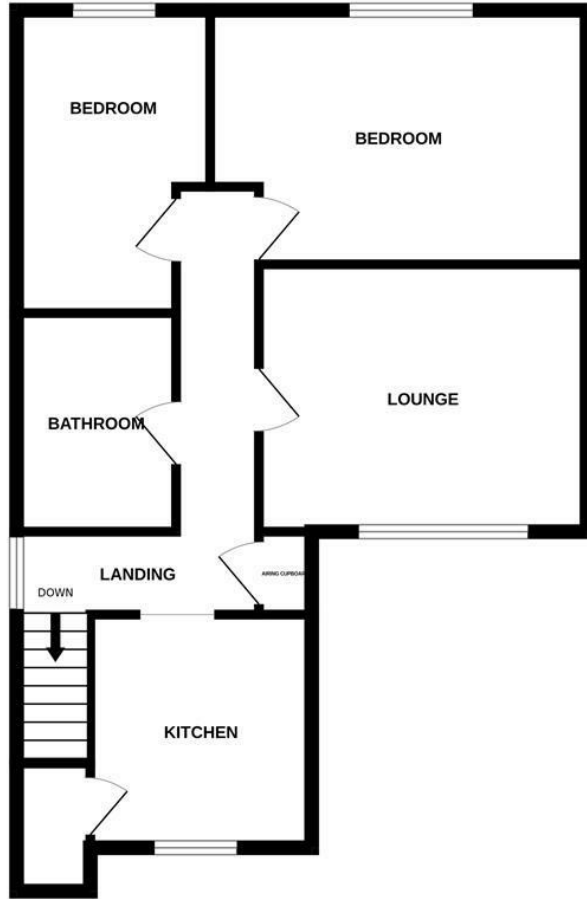
SERVICE CHARGES / RESTRICTIONS

The Lease does in fact confirm that occupation of the flat or any part thereof shall be by any person who shall be under the age of 50 years.

In addition, the occupier is not keep any animal, bird or reptile in the flat without written consent of the Lessor.

As of the date of the Lease (6th October 2000), this refers to a ground rent charge of £50.00 per annum, along with a Service Charge of £400.00 per annum. These will be detailed within the Management Pack once obtained.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 77 | 79 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.