



27 Victoria Court, Grimsby, North East Lincolnshire DN31 1PT

WITHIN EASY ACCESS OF THE TOWN CENTRE AND THE MOTOR WAY COMPLEX IS THIS 2ND FLOOR ONE BEDROOMED APARTMENT. SECURE ENTRANCE PROCEDURE AND LIFT TO THE 2ND FLOOR. THE ACCOMMODATION INCLUDES: ENTRANCE HALL, LOUNGE WITH OPEN ACCESS INTO THE FITTED KITCHEN, BEDROOM, BATHROOM/WC. NIGHT STORAGE HEATING. OFF ROAD PARKING. NO FORWARD CHAIN

£45,000

- HISTORIC BUILDING FLAT
- 2ND FLOOR FLAT
- COMMUNAL ENTRANCE, LIFT/STAIRS
- PRIVATE ENTRANCE HALL
- LOUNGE WITH VIEWS TO FRONT ELEVATION
- KITCHEN WITH BUILT IN OVEN, HOB & EXTRACTOR
- BATHROOM
- ELECTRIC HEATING SYSTEM
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

There are several parking areas and a communal entrance door with security code access to the Communal entrance hall with access to the staircase or the lift. No. 27 is located on the 2nd floor.

2ND FLOOR LANDING

Once out of the lift continue straight ahead, through the double red doors and No. 27 is on the left hand side.

ENTRANCE HALL

The entrance door with security eye gives access to the private hall which has a built in cupboard and houses the hot water cylinder. All rooms are directly off as follows:-



LOUNGE

12'2" x 10'0" (3.72m x 3.06m)

With two double glazed windows giving views to the front elevation, polished wood dado rail, coving to the ceiling. Open plan to:-



KITCHEN

8'1" x 6'1" (2.48m x 1.86m)

Providing a range of wall and base storage cupboards in a white woodgrain effect finish with contrasting work surfacing and inset one and a half bowl white sink unit. Built in oven and hob (installed early 2025) and extractor unit. Space for refrigerator and plumbing for automatic washing machine.



BEDROOM 1

7'1" x 14'10" max (2.16m x 4.53m max)

With double glazed window to the front elevation. Electric night storage heater

BATHROOM

With cream suite comprising panelled bath with electric shower system over, pedestal wash basin and low flush WC. Ceramic tiling to walls.



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

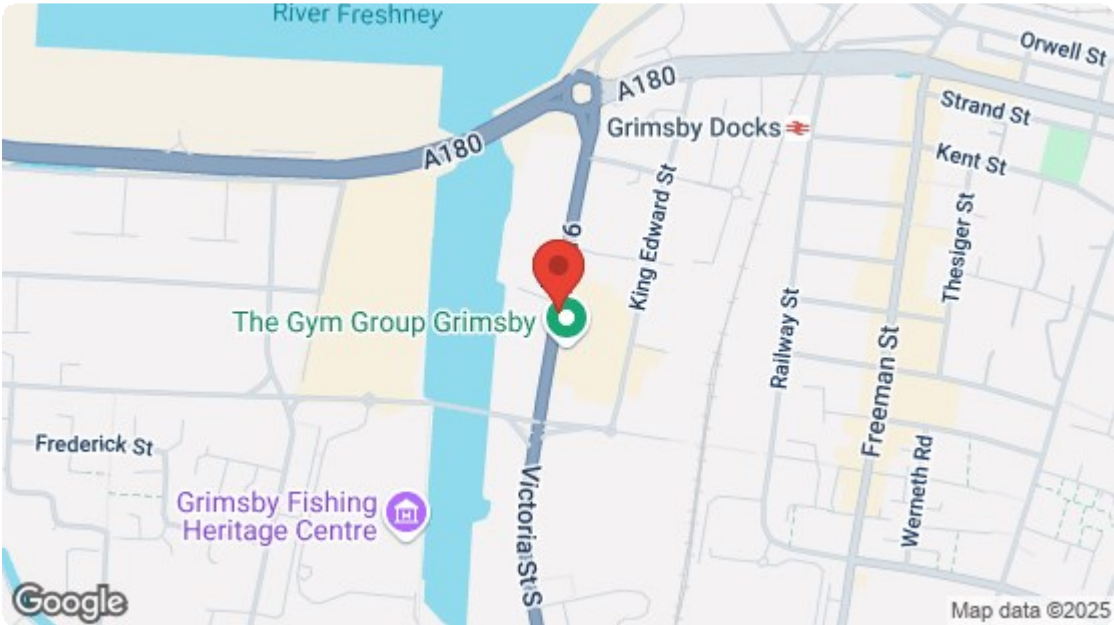
COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - C

TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold. 125yr lease commencing 1st January, 1991 with a Ground Rent/Management Fee/Building Insurance cost of £85.00 per month. Confirmation / verification has been requested. Please consult us for further details.



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 firms 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.