

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 32 BRIAR LANE, GRIMSBY

**PURCHASE PRICE £132,500 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£132,500

#### TENURE

We understand the property to be Leasehold with a 99 Year lease from 15th January 1991 and this is to be confirmed with Solicitors.



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BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 32 BRIAR LANE, GRIMSBY

Offered for sale with NO CHAIN a rare opportunity to purchase a ground floor flat in an over 55's retirement park in the ever popular location of Scartho. The flat comprises of an entrance hall with two built in cupboards, a spacious lounge with a feature fire place, a fitted breakfast kitchen, a double bedroom and a shower room. The flat benefits from u.PVC double glazing and gas central heating.

There is a 99 year lease on the property from 15th January 1991 and there is a monthly charge of approximately £83 per month which included: building insurance, maintenance of the common areas, window being cleaned, common room and warden control. The ground rent is £101 which is flexible and will increase in future years.

### ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a central heating radiator, two built in cupboards, two lights and coving to the ceiling.



## 32 BRIAR LANE, GRIMSBY

### LOUNGE

14'1 x 17'10 (4.29m x 5.44m)

The spacious lounge with two u.PVC double glazed bow windows, two central heating radiators, a white fire surround with a marble back and hearth and a gas fire, a light and coving to the ceiling.



## 32 BRIAR LANE, GRIMSBY

### **BREAKFAST KITCHEN**

7'8 x 14'1 (2.34m x 4.29m)

With a range of white wall and base units with contrasting work surfaces over and tiled reveals and a stainless steel sink unit with a chrome mixer tap. An integrated electric oven and hob, a stainless steel extractor fan and there is plumbing for a washing machine. With a u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling.



## 32 BRIAR LANE, GRIMSBY

### **BEDROOM**

12 max x 14'2 (3.66m max x 4.32m)

This double bedroom with a u.PVC double glazed bow window, a central heating radiator, a light and coving to the ceiling.



## 32 BRIAR LANE, GRIMSBY

### **SHOWER ROOM**

7'4 x 7'4 (2.24m x 2.24m)

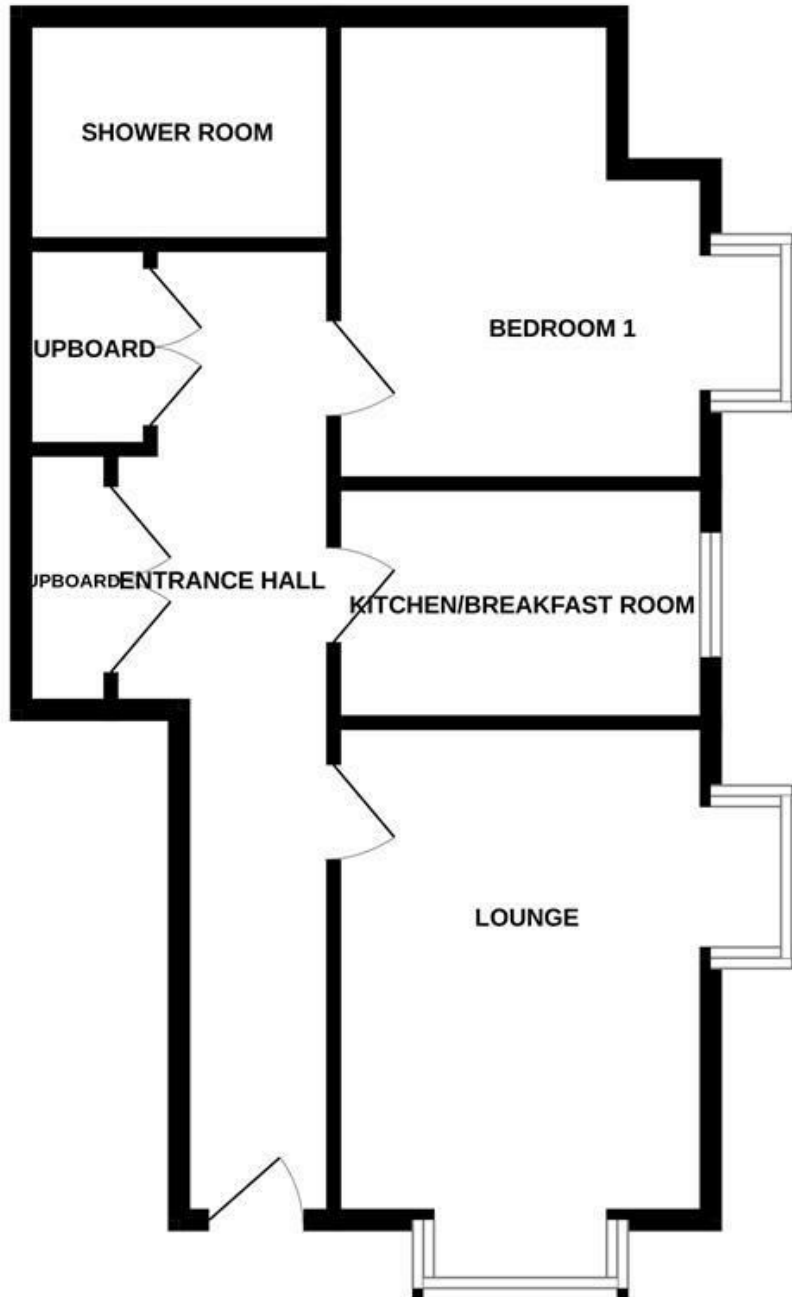
The bathroom with a white WC, a pedestal wash hand basin with chrome taps, a separate shower enclosure with a plumbed shower. There is part mermaid boarding and tiling to the walls, vinyl to the floor, a chrome ladder style radiator, a fitted base unit with a contrasting work surface over and a light to the ceiling.



### **LEASE**


There is a 99 year lease on the property from 15th January 1991 and there is a monthly charge of approximately £83 per month which included: building insurance, maintenance of the common areas, window being cleaned, common room and warden control. The ground rent is £107.83 which is flexible and will increase in future years.

GROUND FLOOR




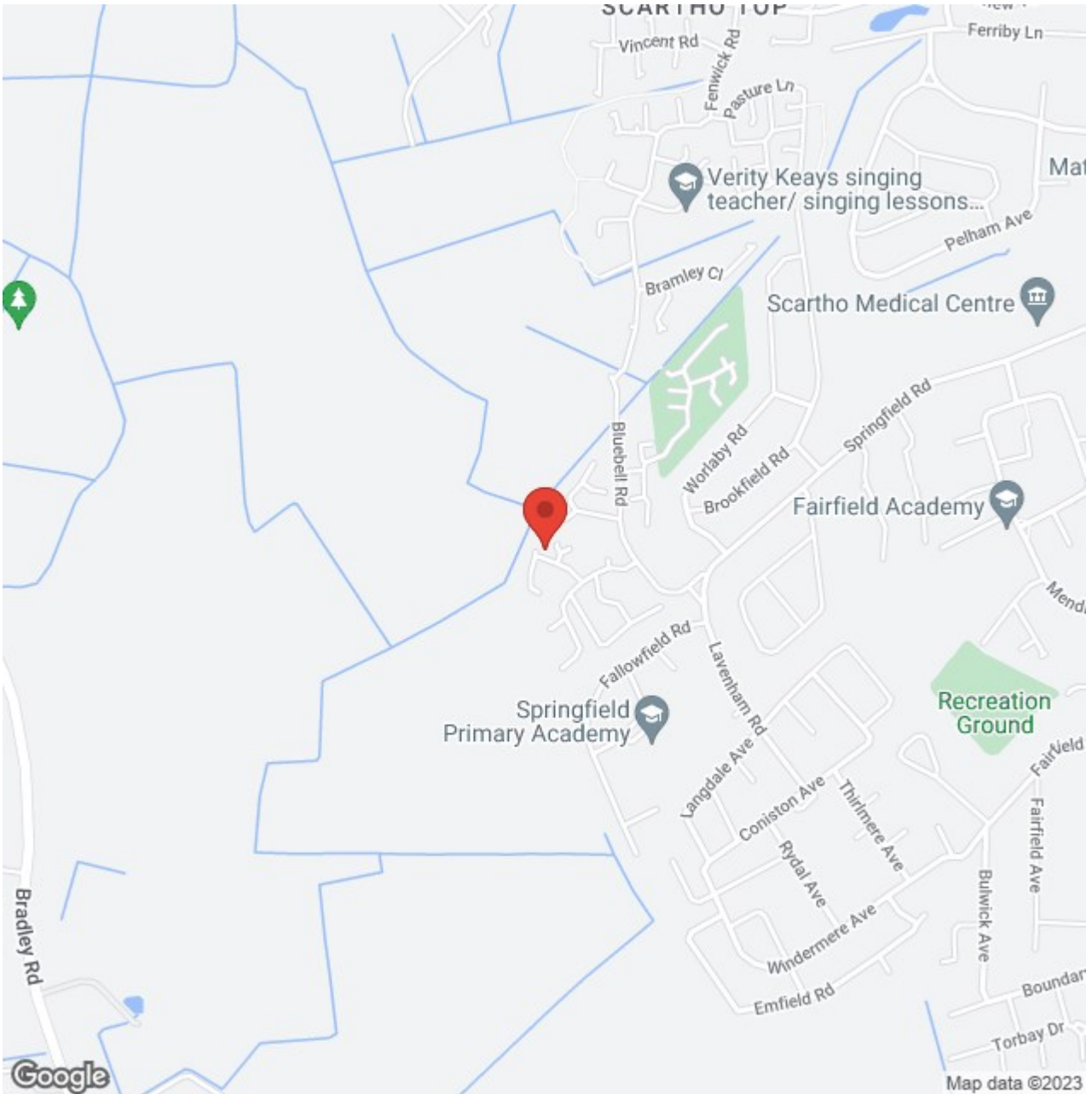
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>77</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland