

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 15 KINGS COURT, GRIMSBY

**PURCHASE PRICE £115,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£115,000

#### TENURE

We understand the property to be Leasehold with a 125 year lease from July 1987 and the ground rent is £78.00 per annum and this is to be confirmed by the solicitors



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Registered in England No. 4782567



## 15 KINGS COURT, GRIMSBY

\*\*\*\*REDUCED\*\*\*\*REDUCED\*\*\*\*\*REDUCED\*\*\*\*\*

Bettles, Miles and Holland are delighted to offer for sale with no chain this superb bungalow situated in this over 55's complex at Cambridge Park. The bungalow is close to the local amenities and there is a regular bus route close by. The bungalow has recently undergone a scheme of refurbishment and comprises of an entrance hall, a lounge with a door to a private patio area, a modern kitchen, a double bedroom, a single bedroom and a modern shower room. The bungalow benefits from u.PVC double glazing, electric heating, a private patio area, communal gardens and communal parking. The occupier will benefit from access to a range of communal facilities including a lounge with WI-FI, on-site laundry and the option to use a guest room. The complex also runs social activities, including coffee mornings, games evenings and organised day trips.

### ENTRANCE HALL

Through a composite front door into the hall with a handy storage cupboard, a wall mounted electric radiator, Karndean flooring, loft access and a light to the ceiling.

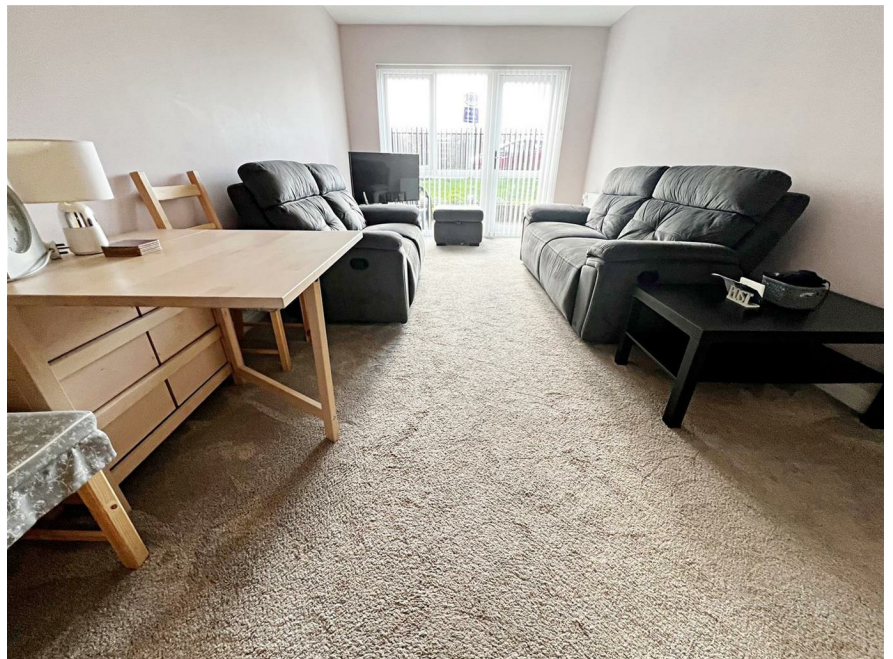
### LOUNGE

10'5" x 16'11" (3.20 x 5.17)

The lounge with a u.PVC double glazed window and door, a wall mounted electric radiator, a sliding door to the kitchen and a light to the ceiling.



### LOUNGE



## 15 KINGS COURT, GRIMSBY

### **KITCHEN**

8'0" x 7'6" (2.45 x 2.30)

The kitchen which is recently been installed and comprises of Sage wall and base units with contrasting work surfaces and tiled reveals, a white sink unit with a chrome mixer tap. A housed electric oven and microwave, an integrated electric hob with an extractor above, there is plumbing for a washing machine and space for a fridge/freezer. A u.PVC double glazed window, luxury click vinyl to the floor and spot lights to the ceiling.



### **BEDROOM 1**

10'9" x 13'4" (3.30 x 4.07)

This double bedroom with a u.PVC double glazed window, a wall mounted electric radiator and a light to the ceiling.



## 15 KINGS COURT, GRIMSBY

### **BEDROOM 1**



### **BEDROOM 2**

12'8" x 6'10" (3.87 x 2.10)

This bedroom to the front of the property with a u.PVC double glazed window, a wall mounted electric radiator and a light to the ceiling.



## 15 KINGS COURT, GRIMSBY

### **SHOWER ROOM**

6'6" x 7'4" (2.00 x 2.25)

The recently re-fitted shower room comprising of a WC with a chrome flush, a wall mounted sink with a chrome mixer tap set in a vanity unit, a walk-in shower with a Mira electric shower. A u.PVC double glazed window, a grey ladder styles towel heater, waterproof wall panels, vinyl to the floor and spot lights to the ceiling.



### **OUTSIDE**

To the front of the bungalow there is various lawned areas and pathways and a communal parking area for up to 12 cars. There is a small store at the side of the front door.

To the rear of the property there is a private patio area which is surrounded by communal lawned gardens.

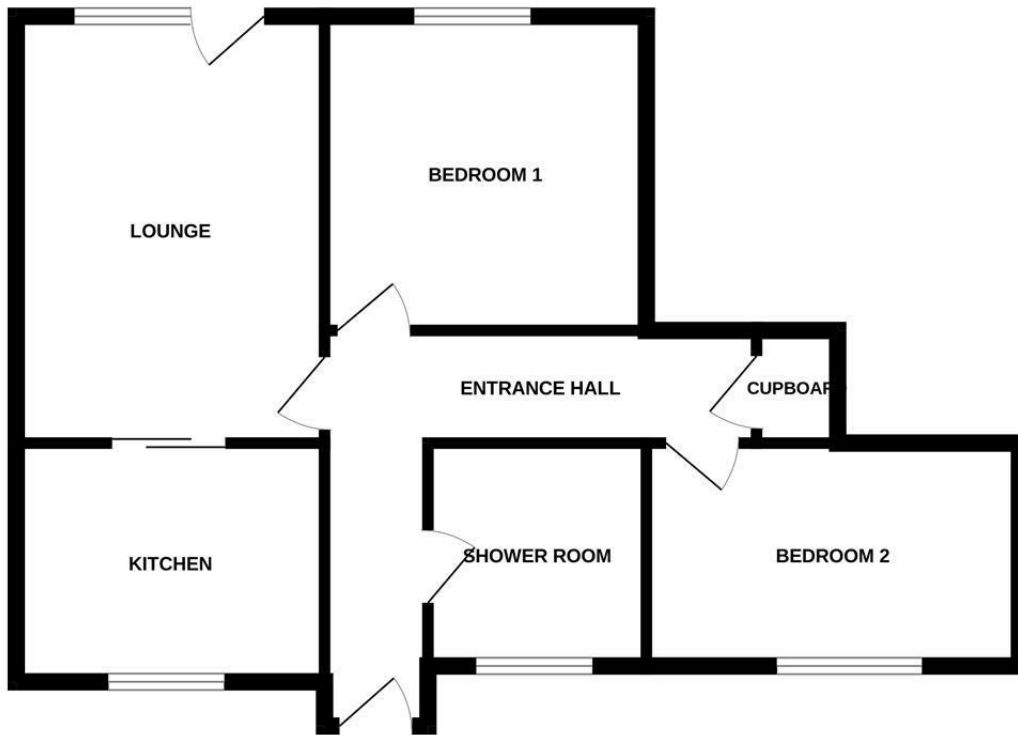


### **LEASE**

We understand the property is a leasehold with a 125 year lease from July 1987 and the ground rent is £78.00 per annum. We understand that a rent review is scheduled for July 2037.

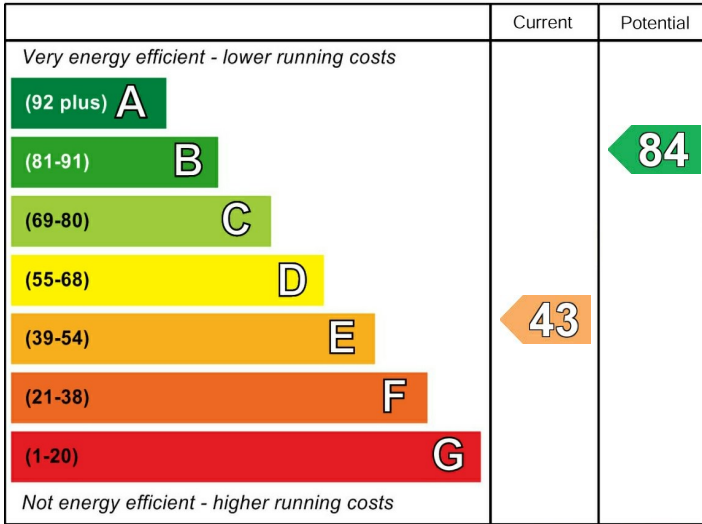
We understand the property is also subject to a service charge, which covers items including the maintenance of the internal and external communal areas, window cleaning, buildings insurance and the emergency call service. We are advised that the service charge currently stands at £206.77 per calendar month, but that it is subject to an annual review and therefore may change.

## 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



84

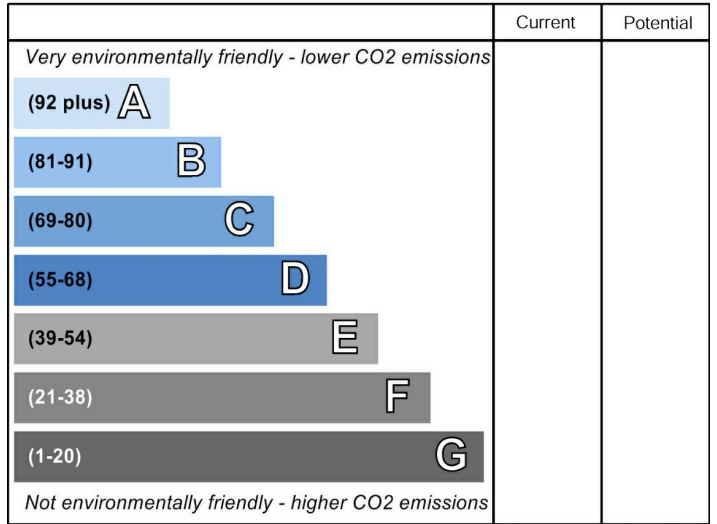
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England & Wales

EU Directive 2002/91/EC

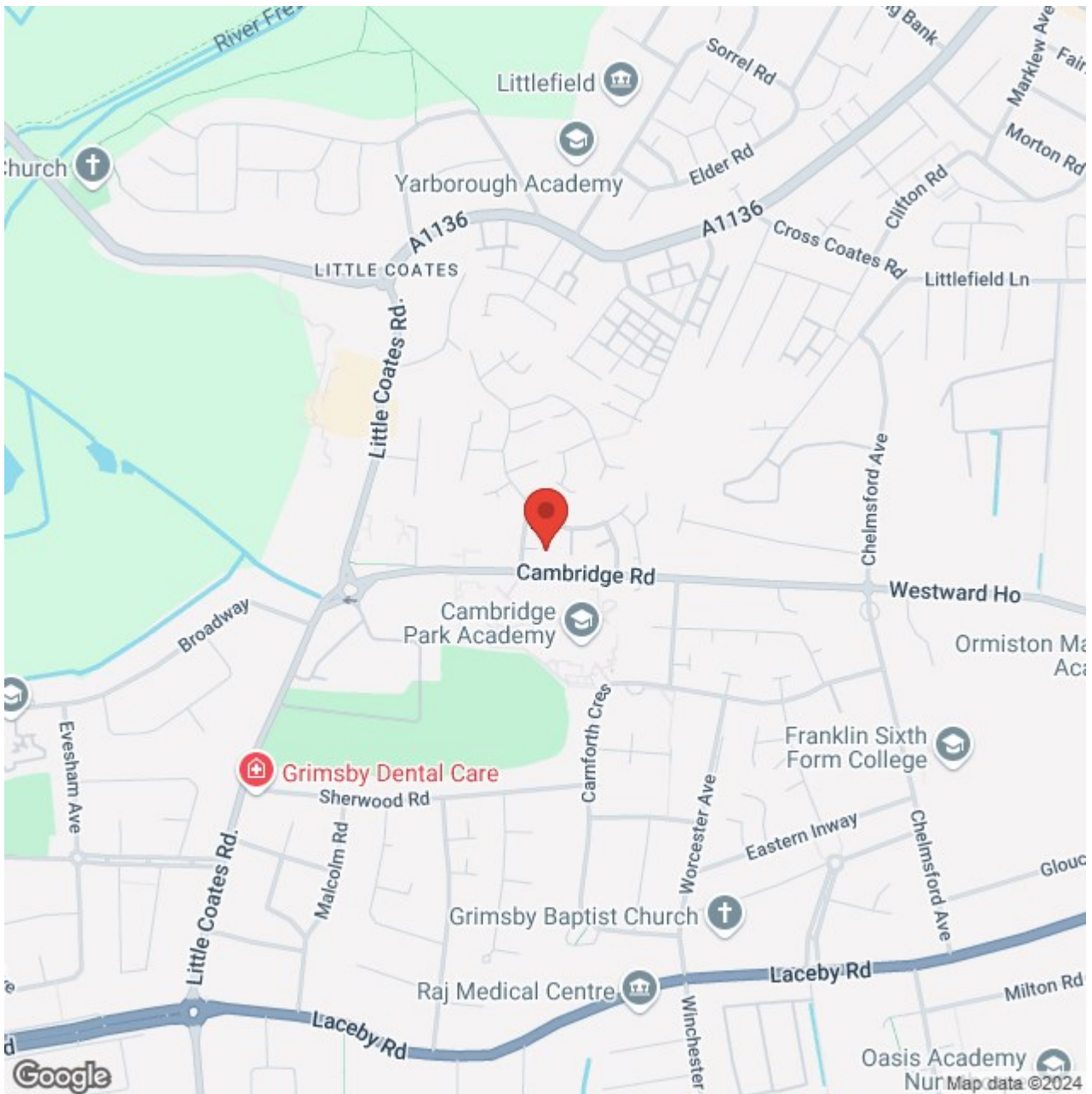


## Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

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