

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

GFF TORRINGTON GARDENS, TORRINGTON STREET, GRIMSBY

PURCHASE PRICE £37,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£37,000

TENURE

We understand the property to be Leasehold with a 125 year lease from 31st December 1988 and this is to be confirmed by the solicitors



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



35A TORRINGTON STREET, GRIMSBY

PUBLIC NOTICE

We are acting in the sale of the above property and have received an offer of £38,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. The Energy Performance Certificate Rating is C

Bettles, Miles and Holland are pleased to offer for sale with no chain this Leasehold ground floor flat in a purpose built block. The flat is located close to the local amenities and the Town Centre and is short drive to the Grimsby Institute and the Diana Princess of Wales Hospital. The flat comprises of an entrance porch with a built in cupboard, a open plan kitchen/living area with a modern kitchen, two bedrooms and a bathroom. The flat benefits from u.PVC double glazing, gas central heating and a communal area to the rear. This flat would make an ideal investment opportunity.

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

SERVICE CHARGES - Approximately £1,009.58 per annum which covered the insurance, service charge and ongoing maintenance. The property is intended as a private dwelling only.

ENTRANCE PORCH

Through a hardwood door in the entrance porch with a built in cupboard, a central heating radiator, a light and coving to ceiling.

INNER HALL

Doors to all rooms lead off, central heating radiator and wall lights

KITCHEN/LIVING AREA

22'0 decreasing to 14'1 x 12'4 (6.71m decreasing to 4.29m x 3.76m)

The living area with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.

The kitchen area with a range of dark grey wall and base units with contrasting work surfaces, a stainless steel sink unit with a matt black mixer tap, an integrated electric hob and oven and a black extractor fan above. A u.PVC double glazed window, plumbing for a washing machine, the central heating boiler is housed within a cupboard, vinyl to the floor, a light and coving to the ceiling.



KITCHEN/LIVING AREA



BEDROOM 1

9'0 decreasing to 5'5 x 13'10 (2.74m decreasing to 1.65m x 4.22m)

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

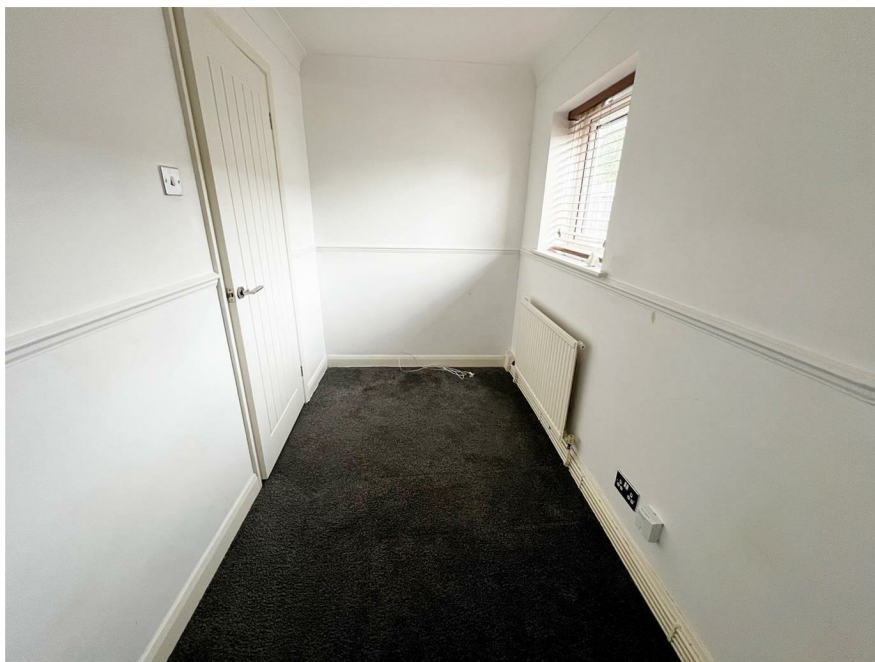


35A TORRINGTON STREET, GRIMSBY

BEDROOM 2

10'11 x 5'5 (3.33m x 1.65m)

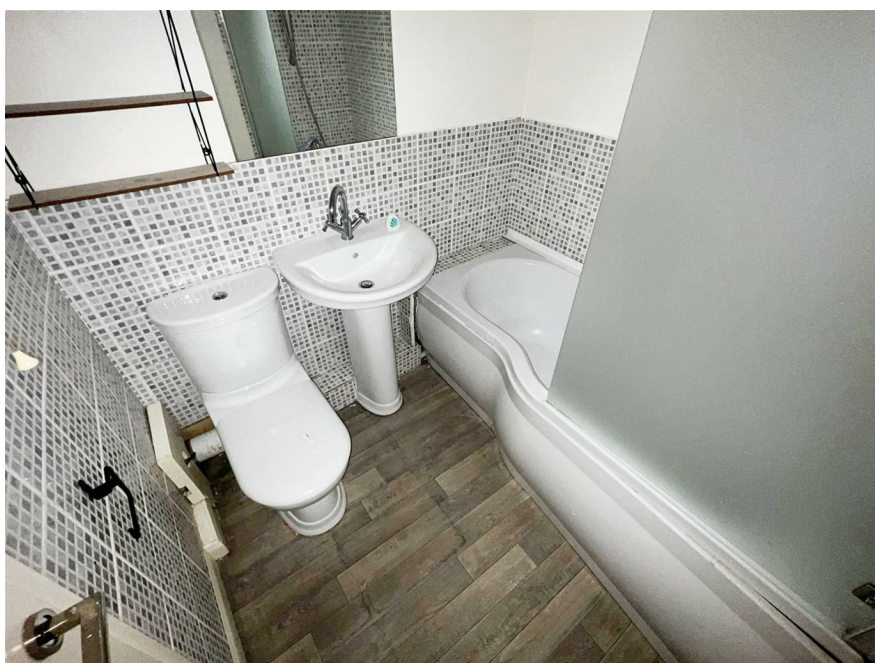
This single bedroom with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



BATHROOM

5'11 x 6'2 (1.80m x 1.88m)

The bathroom with a white suite comprising of a P-Shaped bath with a chrome mixer shower tap and a glass shower screen, a pedestal wash hand basin and a WC all with chrome fittings. Part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



35A TORRINGTON STREET, GRIMSBY

OUTSIDE

There is a communal tarmac area to the rear of the flat.



LEASE

The property is Leasehold with a 125 year lease from 31st December 1988

Ground Rent - first 25 years - £50.00

next 25 years - £100.00

next 25 years - £200.00

next 25 years - £400.00

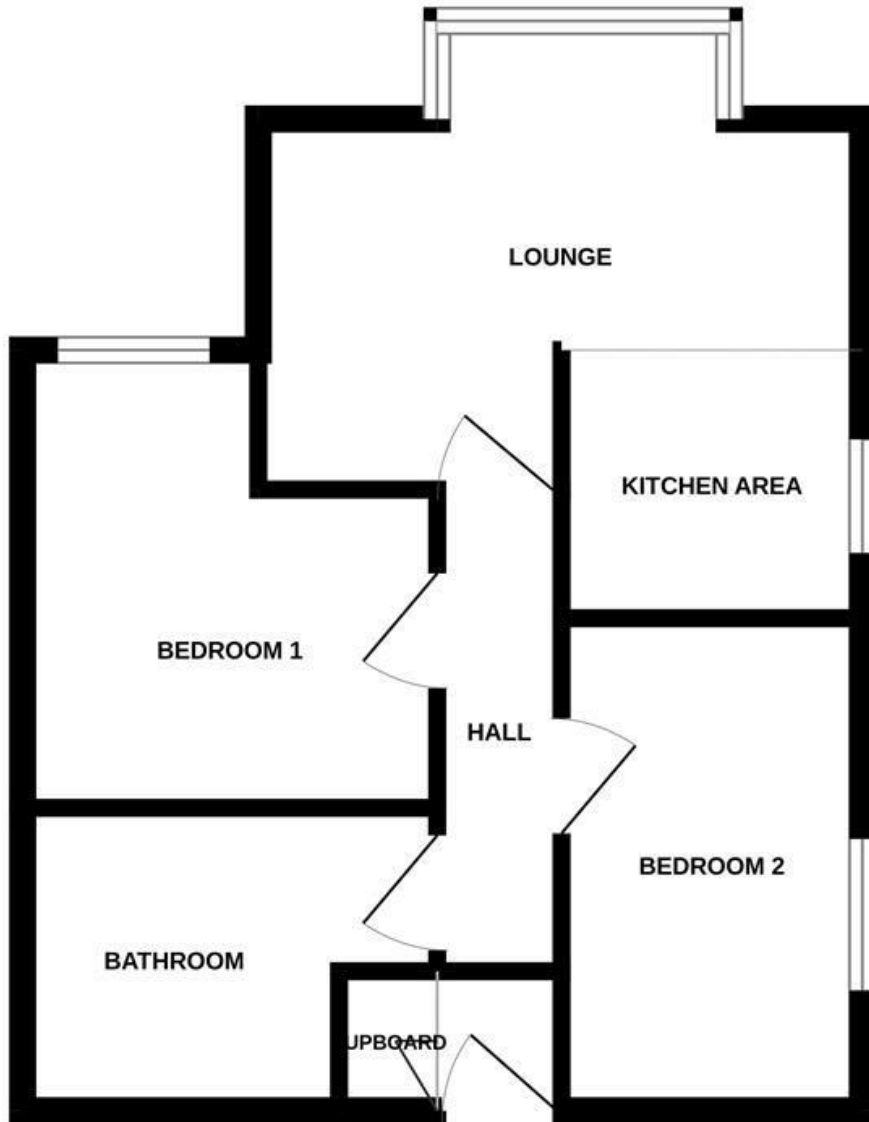
next 25 years - £750.00

SERVICE CHARGE

SERVICE CHARGES - approximately £1,009.58 per annum which covered the insurance, service charge and ongoing maintenance.


The property is intended as a private dwelling only.

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

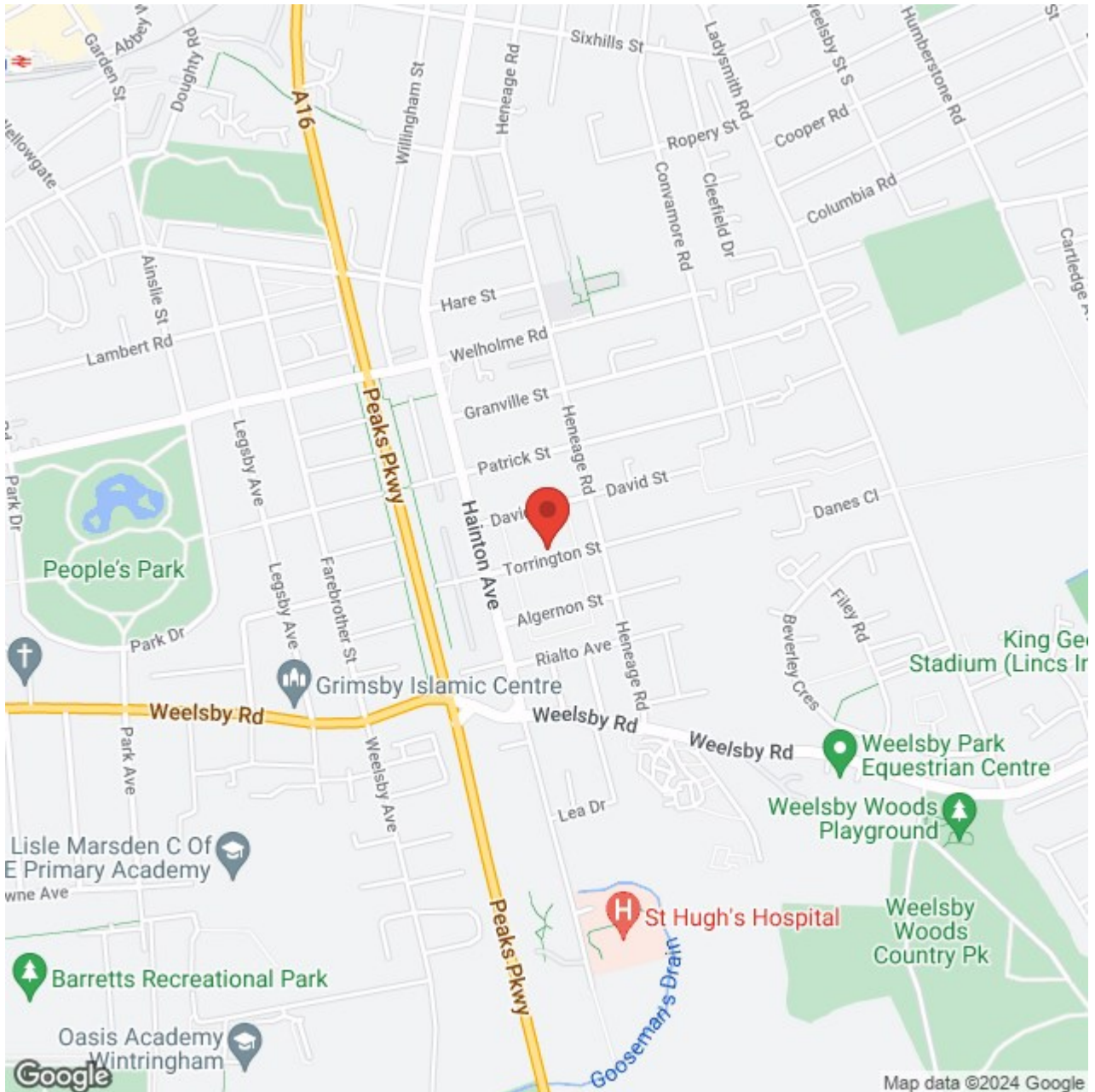
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) 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	



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