

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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To view our Properties on the Internet:

[www.bmhestateagents.com](http://www.bmhestateagents.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

### PROPERTY FOR SALE

### 7 FLATS, GRIMSBY ROAD, CLEETHORPES

**PURCHASE PRICE £240,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£240,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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



## 36 GRIMSBY ROAD, CLEETHORPES

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £240,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

**Investment Opportunity:** Seven Charming 1-Bedroom Flats on Grimsby Road, Cleethorpes

Nestled in the heart of Cleethorpes along the vibrant Grimsby Road, this remarkable property presents an exceptional investment opportunity. Comprising of seven 1-bedroom flats, this residence offers both modern comforts and timeless charm. If you're a seasoned investor seeking to expand your portfolio, this versatile property promises both stability and potential for growth.

Each of the seven flats within this property offers comfortable living spaces. The interiors provide a canvas for enhancement and personalization. With practical layouts and ample natural light, these flats present an inviting atmosphere for residents.

Set within a well-maintained building, this property benefits from shared access and communal areas. The exterior presents a neat and tidy façade, contributing to the overall appeal of the property. Shared access ensures convenience for residents.

Positioned in the heart of Cleethorpes, this property enjoys proximity to a wealth of amenities and attractions. Grimsby Road offers a diverse range of shops, cafes, and restaurants, catering to the needs and preferences of residents. Nearby green spaces, including the picturesque Cleethorpes Beach and Promenade, provide opportunities for leisure and recreation. With excellent transport links and easy access to major road networks, Cleethorpes offers connectivity to neighbouring towns and cities, making it an ideal destination for commuters and residents alike.

With its seven individual units and convenient location, this property presents an attractive investment opportunity.

### **ACCOMMODATION**

Ground Floor :- Three self contained flats.

First Floor:- A further three self contained flats.

Second Floor:- Boasts a one bedroom flat with a living room, storage room (which could be converted into a 2nd Bedroom with a skylight fitted), kitchen area and shower room.

The property is Freehold and all flats are Council Tax Band A

GROUND FLOOR



**36 GRIMSBY ROAD, CLEETHORPES**

**NO' 1 - STUDIO APARTMENT**

Studio - 19 sqm

£315.00 PCM

EPC - C

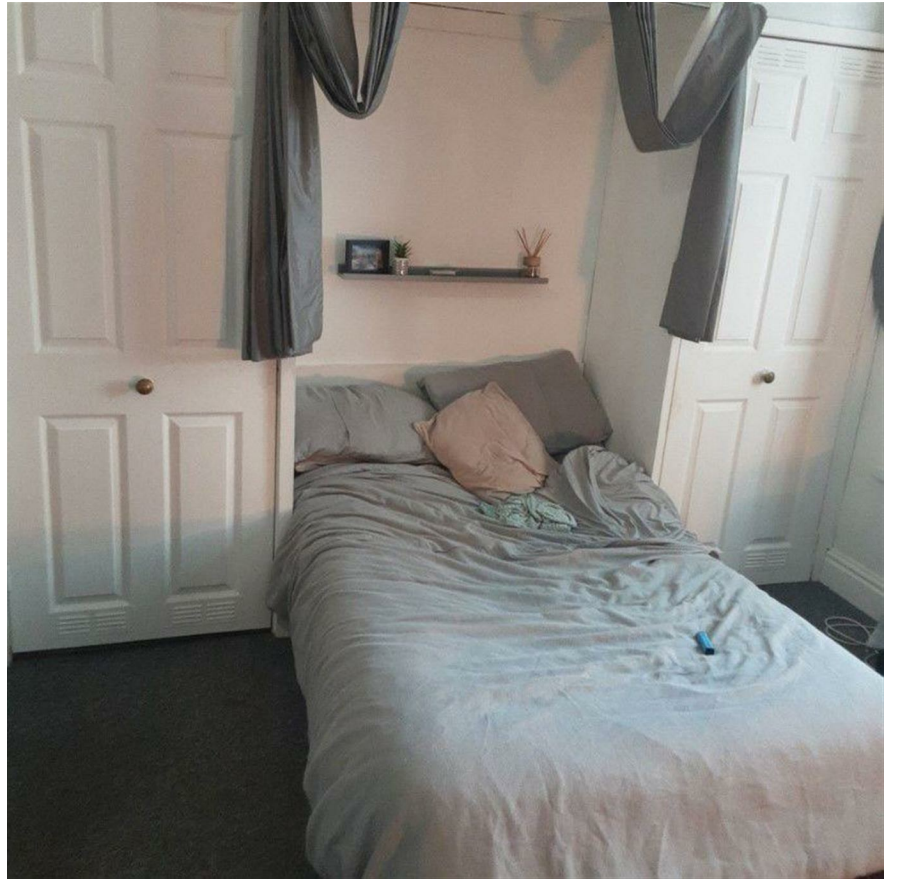


**NO' 1**

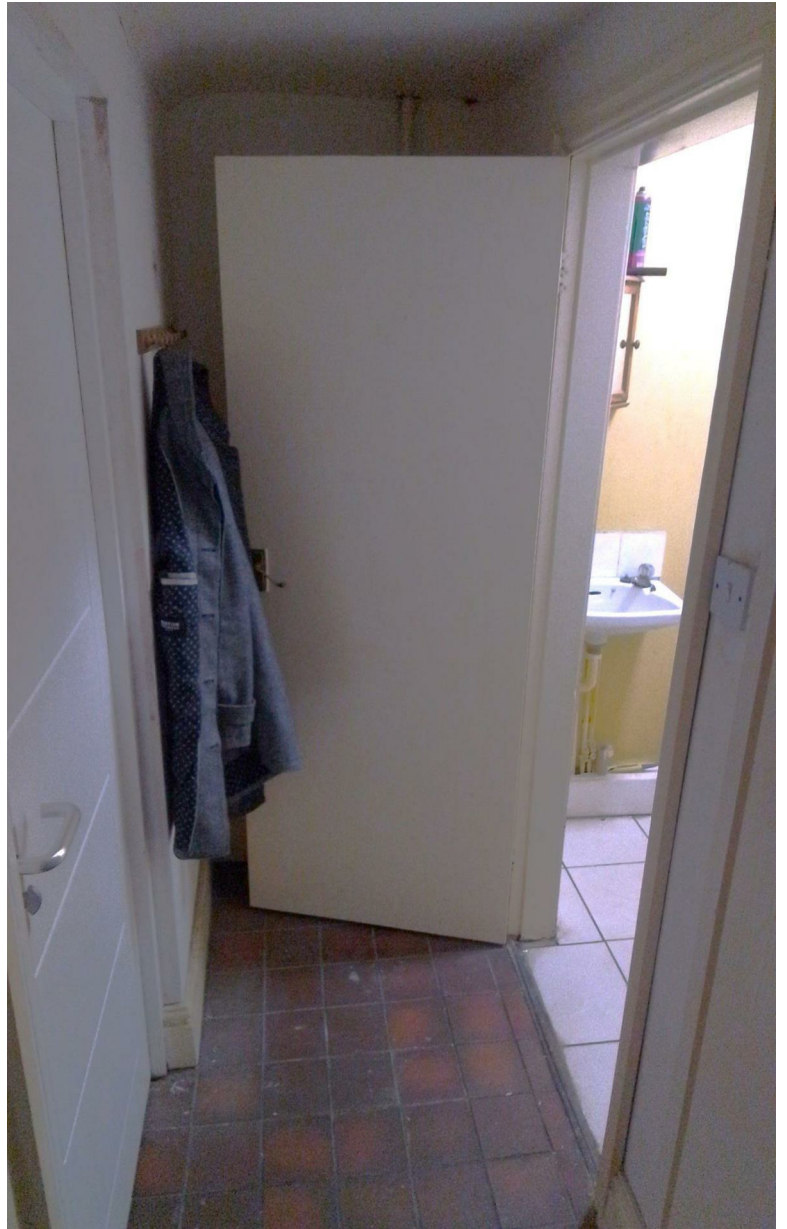


36 GRIMSBY ROAD, CLEETHORPES

NO' 1



NO' 1



NO' 1

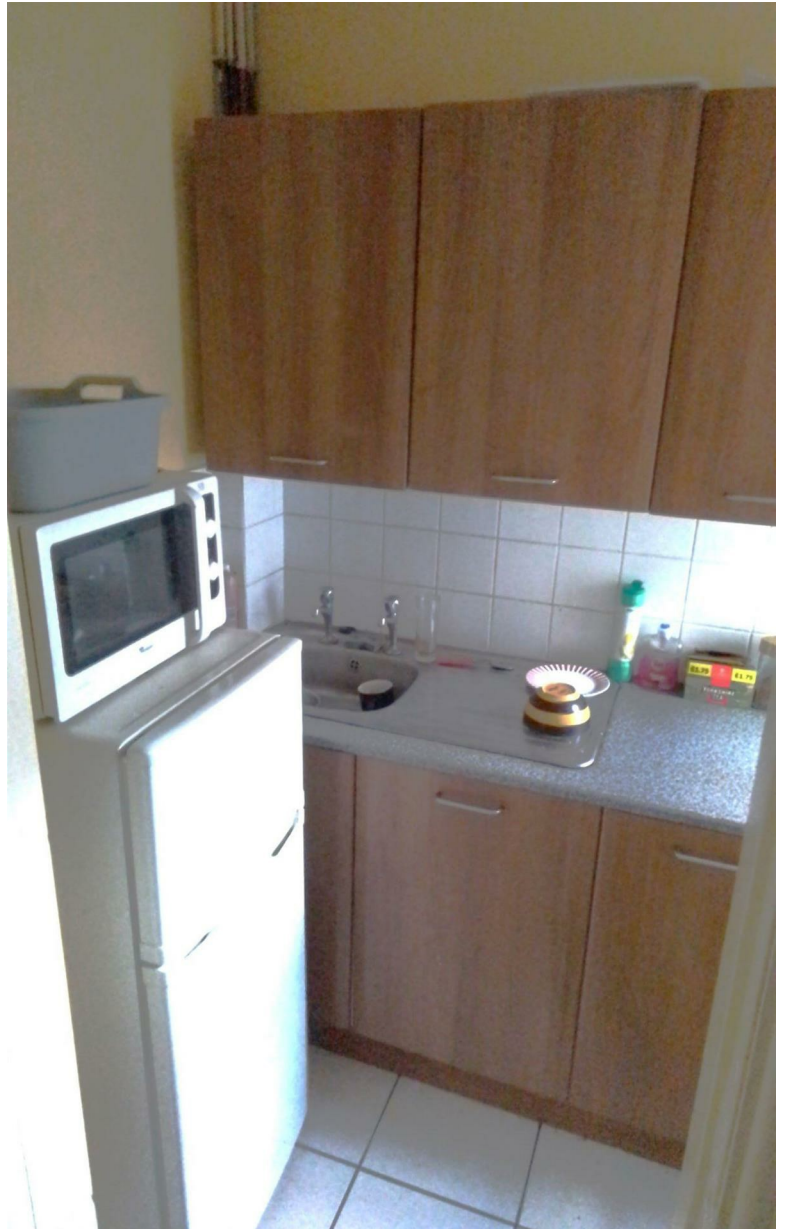
**36 GRIMSBY ROAD, CLEETHORPES**

**NO' 2 - STUDIO APARTMENT**

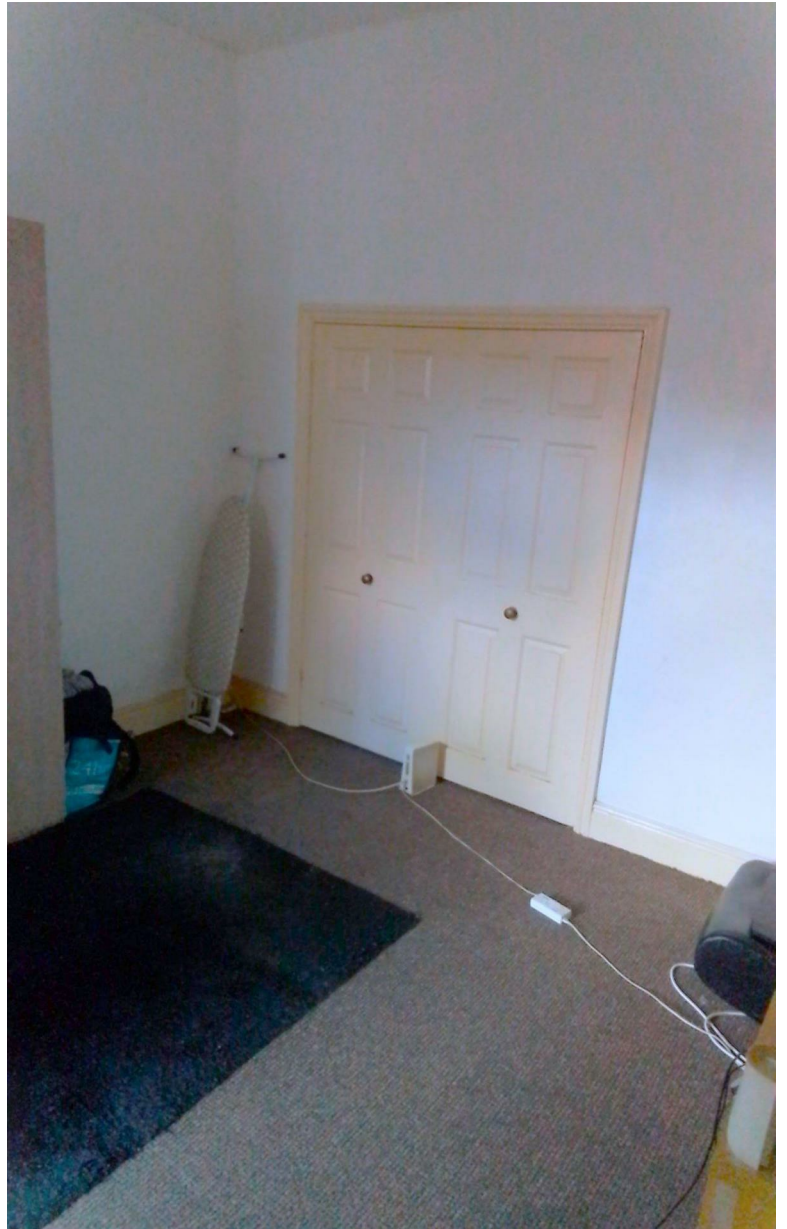
Studio - 25 sqm - separate Kitchen and Bathroom.

£330.50 PCM

EPC - C

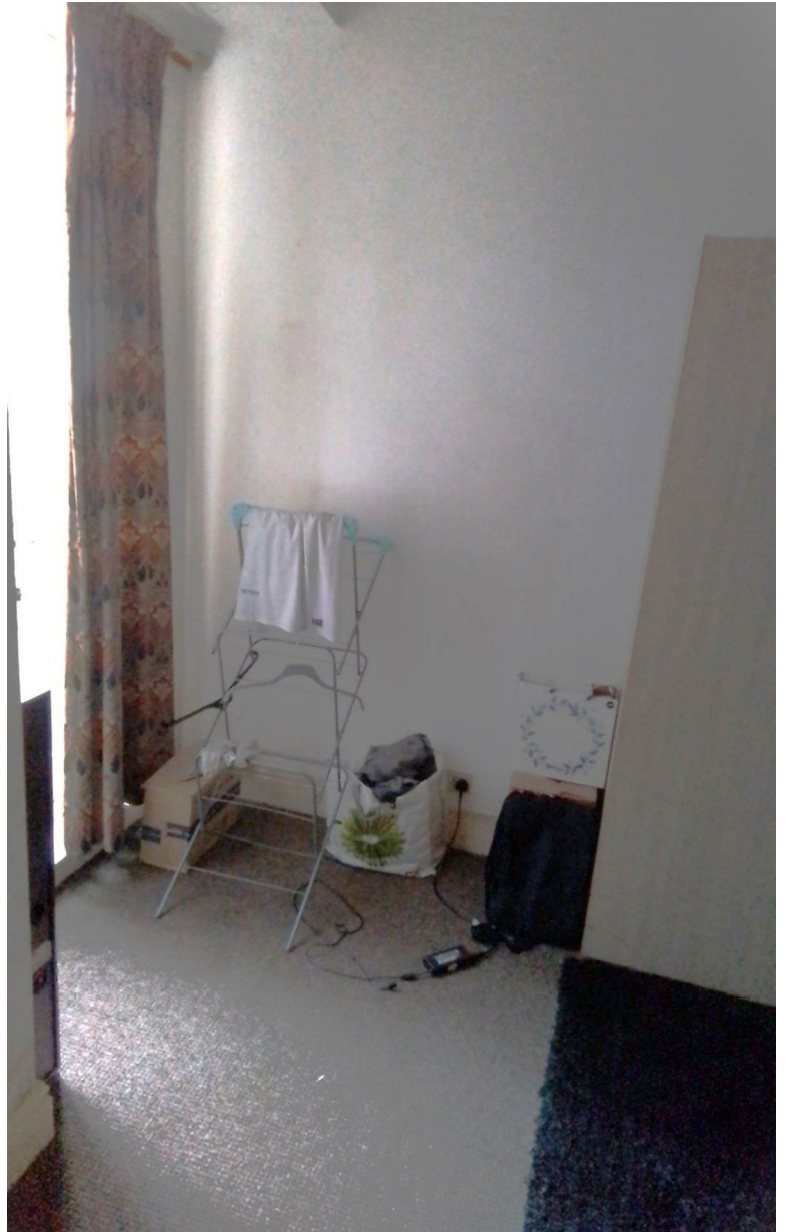


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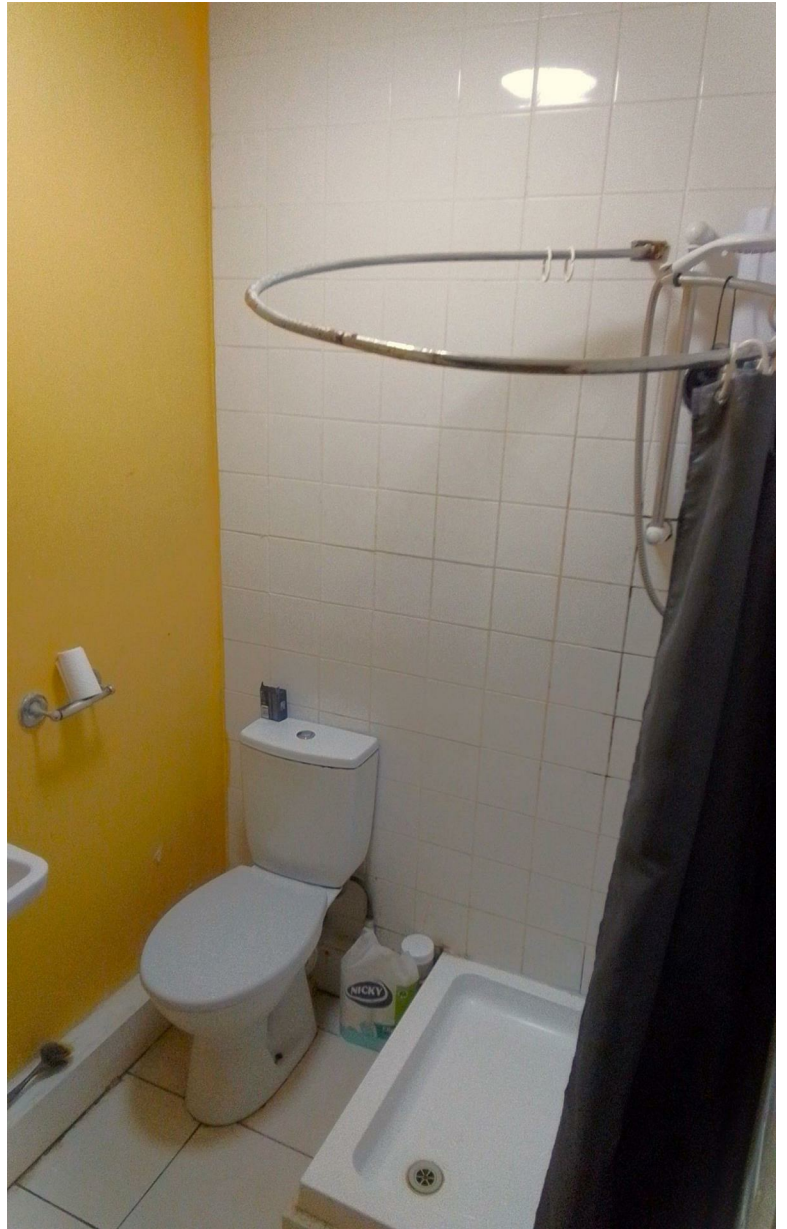




NO. 2



NO' 2



**36 GRIMSBY ROAD, CLEETHORPES**

**NO' 3 - FLAT**

39 sqm - 1 Bedroom separate  
Lounge/Kitchen/Bathroom.  
£75.23 per week  
EPC - D



**NO' 3**



36 GRIMSBY ROAD, CLEETHORPES

NO' 3



NO' 3



**FIRST FLOOR**



**NO' 4 STUDIO APARTMENT**

Studio - 18 sqm

£300.00 PCM

EPC - C



2 of 5 - Living Area

**36 GRIMSBY ROAD, CLEETHORPES**

**NO' 4**



5 of 5 - Shower Room

**NO' 5 STUDIO APARTMENT**

Studio - 26 sqm - Separate Kitchen and Bathroom.

£340.00 PCM

EPC - C



**NO' 5**

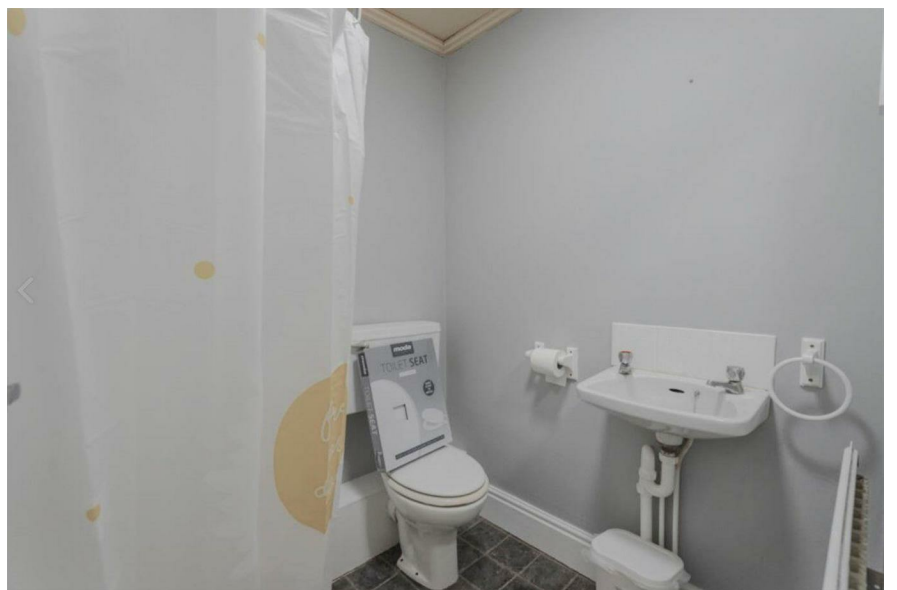


36 GRIMSBY ROAD, CLEETHORPES

NO. 5



NO. 5



**36 GRIMSBY ROAD, CLEETHORPES**

**NO' 6 FLAT**

48 sqm - 1 Bedroom, separate  
Lounge/Kitchen/Bathroom/Storeroom.

£390.00 PCM

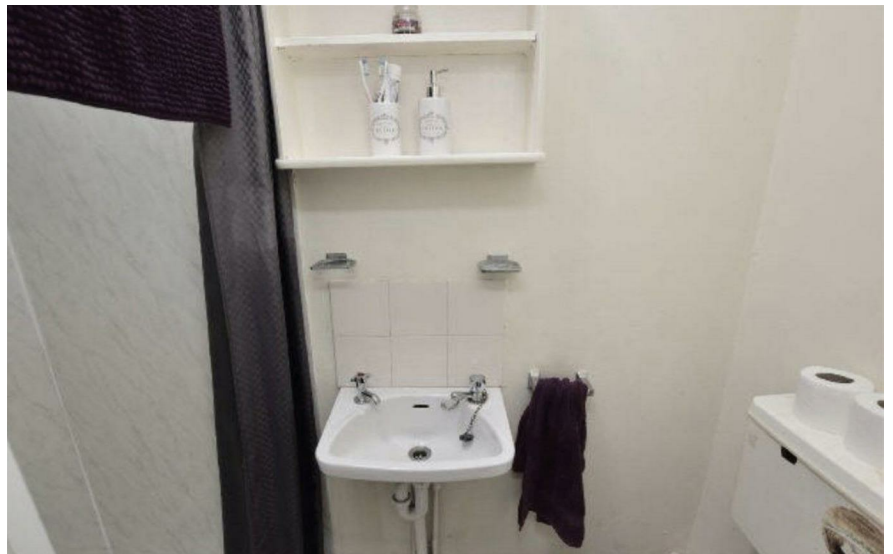
EPC - C



**NO' 6**



**NO' 6**





36 GRIMSBY ROAD, CLEETHORPES

NO' 6



NO' 6



SECOND FLOOR

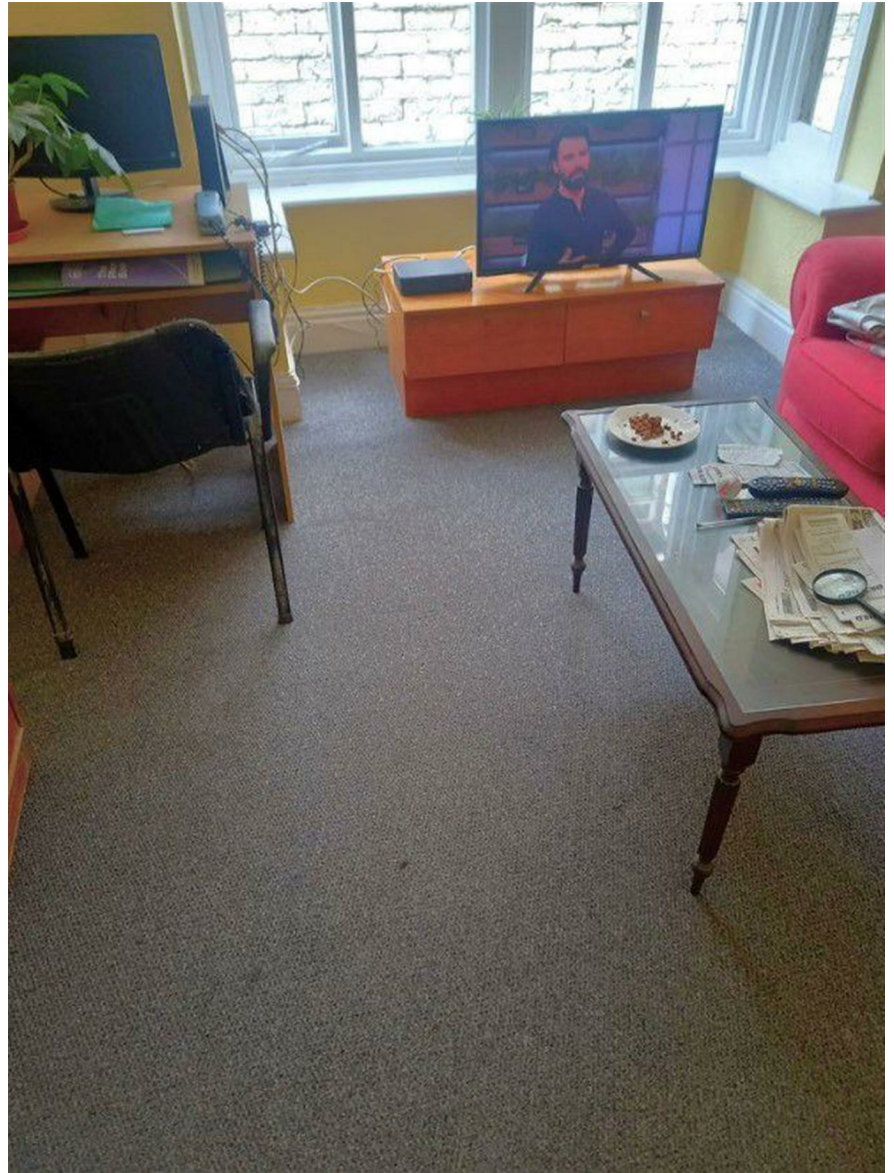
**Second Floor:**



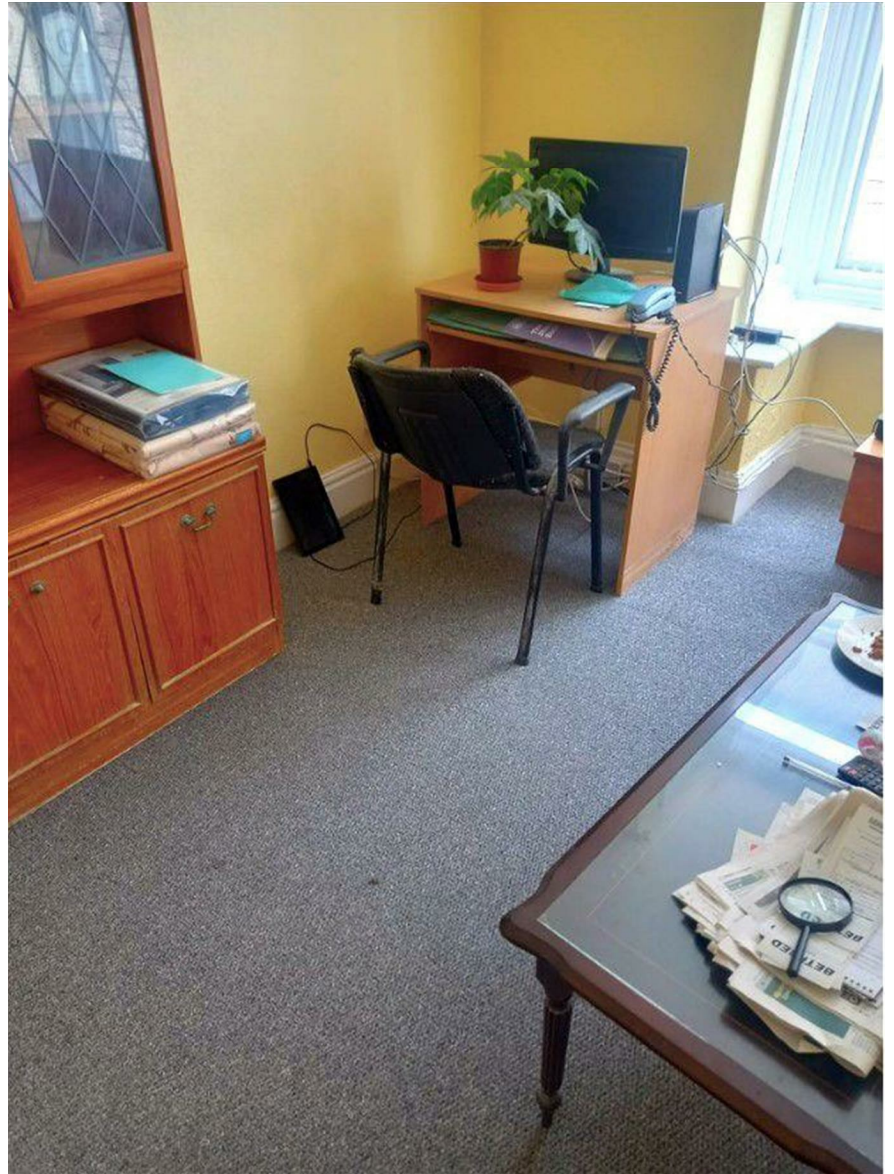
**36 GRIMSBY ROAD, CLEETHORPES**

**NO' 7 FLAT**

36 sqm - 1 bedroom, separate  
Lounge/Kitchen/Bathroom.  
£87.00 per week  
EPC - D



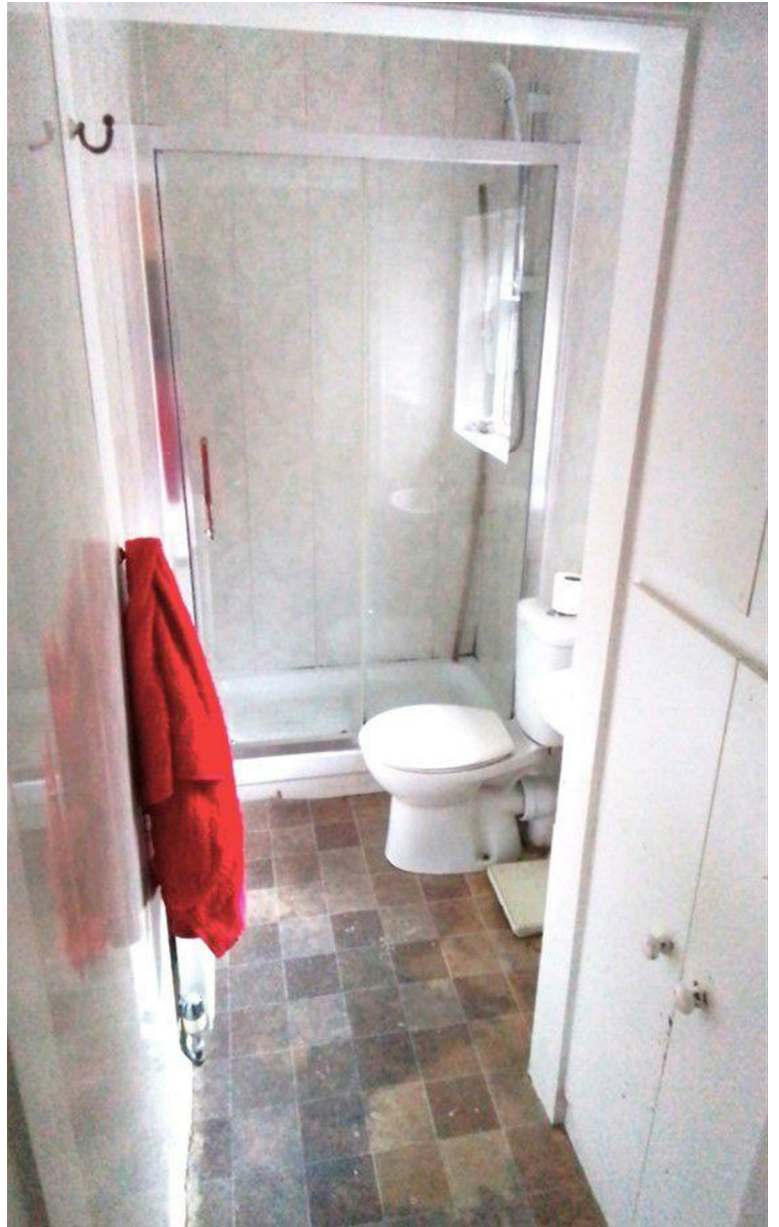
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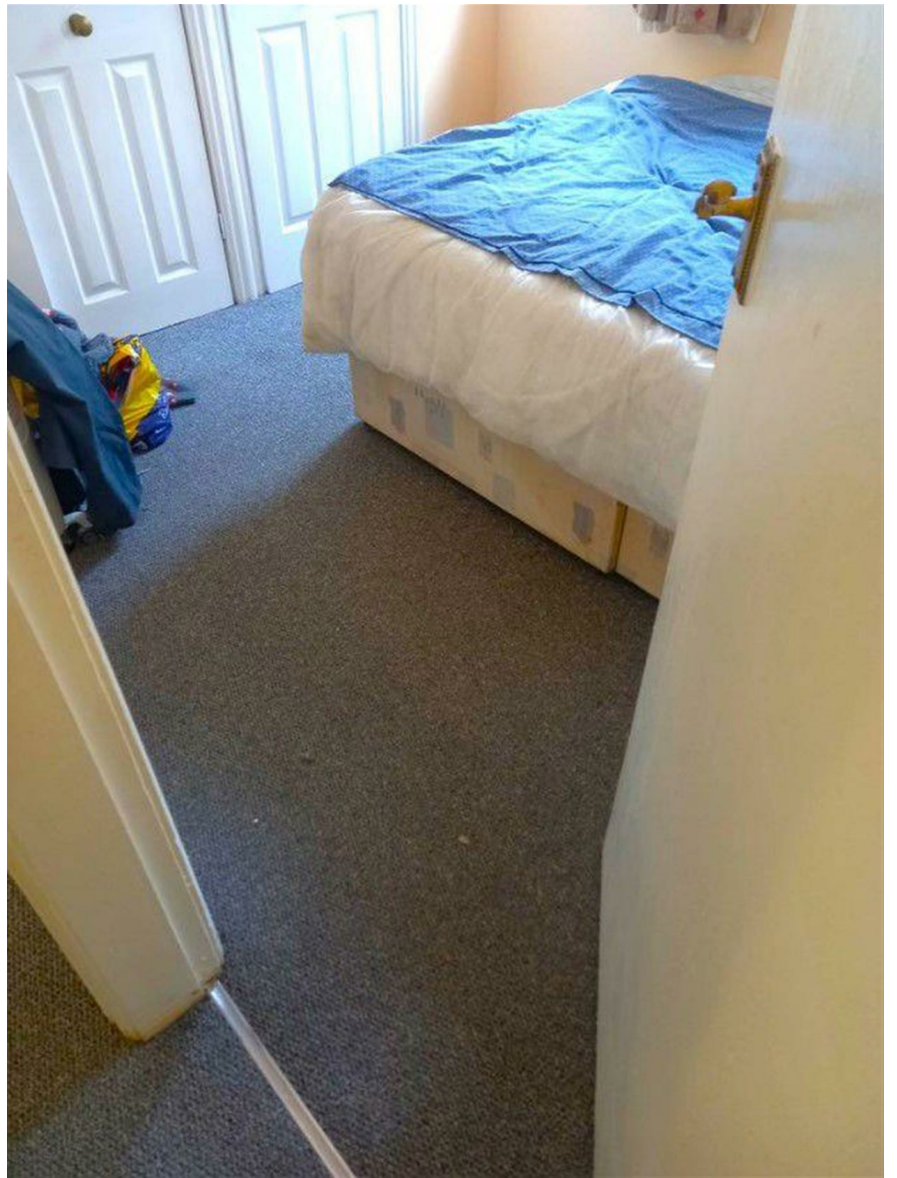
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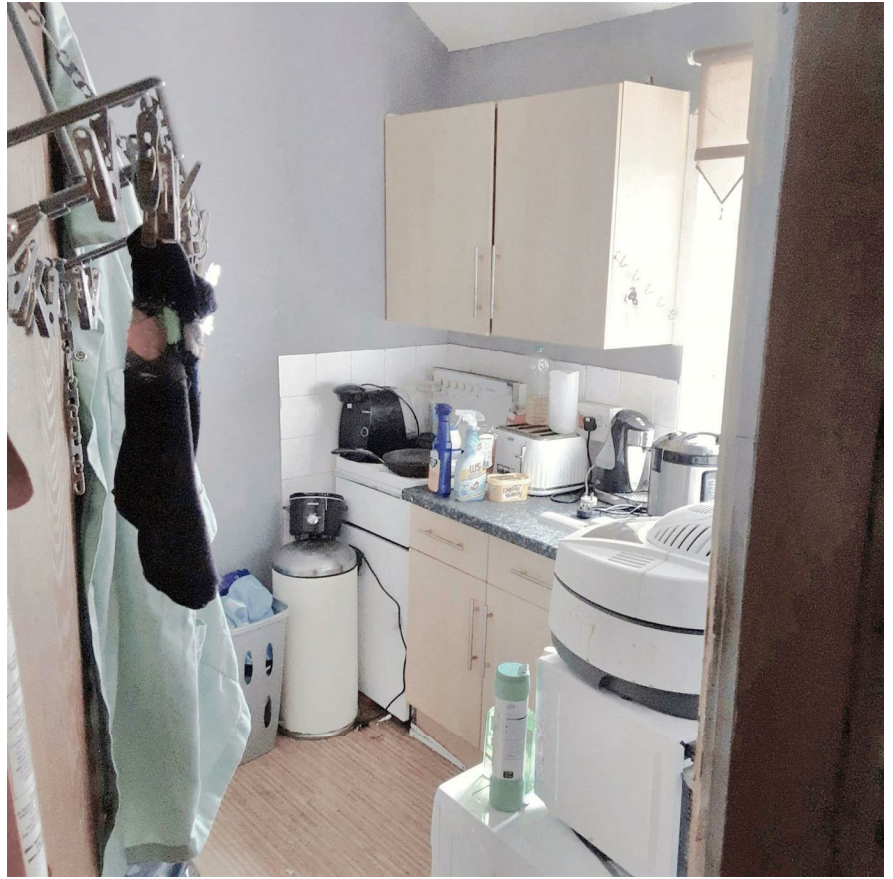
NO. 7



NO' 7



NO' 7



**AUCTIONEERS NOTES**

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder




### **36 GRIMSBY ROAD, CLEETHORPES**

will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.


Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

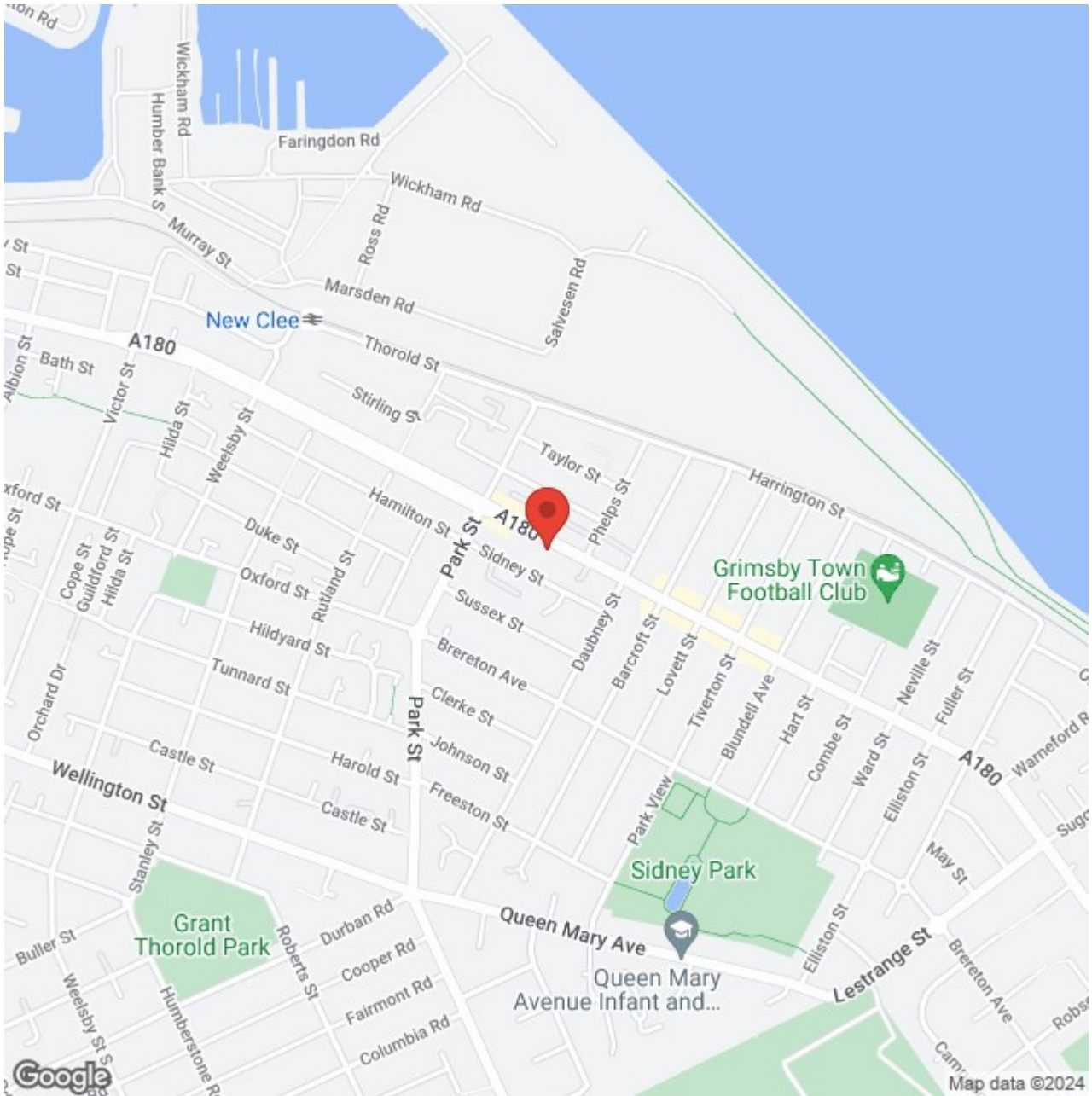


## Energy Efficiency Rating

	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>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