

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE 55 BARGATE, GRIMSBY

PURCHASE PRICE £90,000- NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£90,000

TENURE

We understand the property to be Leasehold with a 199 year lease from 1982 and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
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55 BARGATE, GRIMSBY

Bettles, Miles & Holland are now in receipt of an offer for the sum of £90,000 for Flat 1 55 Bargate, Grimsby, North East Lincs DN34 5AD. Anyone wishing to place an offer on this property should contact Bettles, Miles & Holland Estate Agents 15 Sea View Street, Cleethorpes, DN35 8EU - 01472698698 before exchange of contracts.

Offered for sale with no chain is this spacious ground floor flat within walking distance of Grimsby Town Centre. It is also close to the Grimsby Institute and the Diana Princess of Wales Hospital. The flat comprises of a communal entrance, a hall, a lounge with two large bay windows, a fitted kitchen, two double bedrooms and a bathroom. The flat benefits from gas central heating, parking, a garage in a block and beautifully maintained communal gardens. Only part of this building is for sale.

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.

COMMUNAL ENTRANCE

Through the main front door into the communal entrance with stairs to all floors, there is a cupboard housing the electric meters to all flats. Flat 1 is on the ground floor.

HALL

Through a wooden door into the hall with a handy storage cupboard, doors to all rooms lead off, a central heating radiator and a light to the ceiling.

LOUNGE

19'2 x 14'10 (5.84m x 4.52m)

This fantastic lounge with two u.PVC double glazed large walk-in bay windows, a central heating radiator, a light and coving to the ceiling.



55 BARGATE, GRIMSBY

KITCHEN

10'7 x 7'5 (3.23m x 2.26m)

The kitchen with a range of white wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. An integrated electric hob and oven with an extractor above. A wooden window, a central heating radiator, a tiled floor and a light to the ceiling.



BATHROOM

10'7 x 5'7 (3.23m x 1.70m)

The bathroom with a white suite comprising of a P-Shaped bath with chrome taps, an electric shower and a curved glass shower screen, a pedestal wash hand basin with chrome taps and a WC. A wooden window, part tiled walls, a white ladder style radiator, a built in cupboard, a tiled floor and a light to the ceiling.



55 BARGATE, GRIMSBY

BEDROOM 1

15'8 x 14'6 (4.78m x 4.42m)

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



BEDROOM 2

12'5 x 10'7 (3.78m x 3.23m)

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



OUTSIDE

There is a tiled patio area at the side of the flat.

55 BARGATE, GRIMSBY

GARAGE

The garage is in a block of three with an up and over door.



COMMUNAL GARDENS

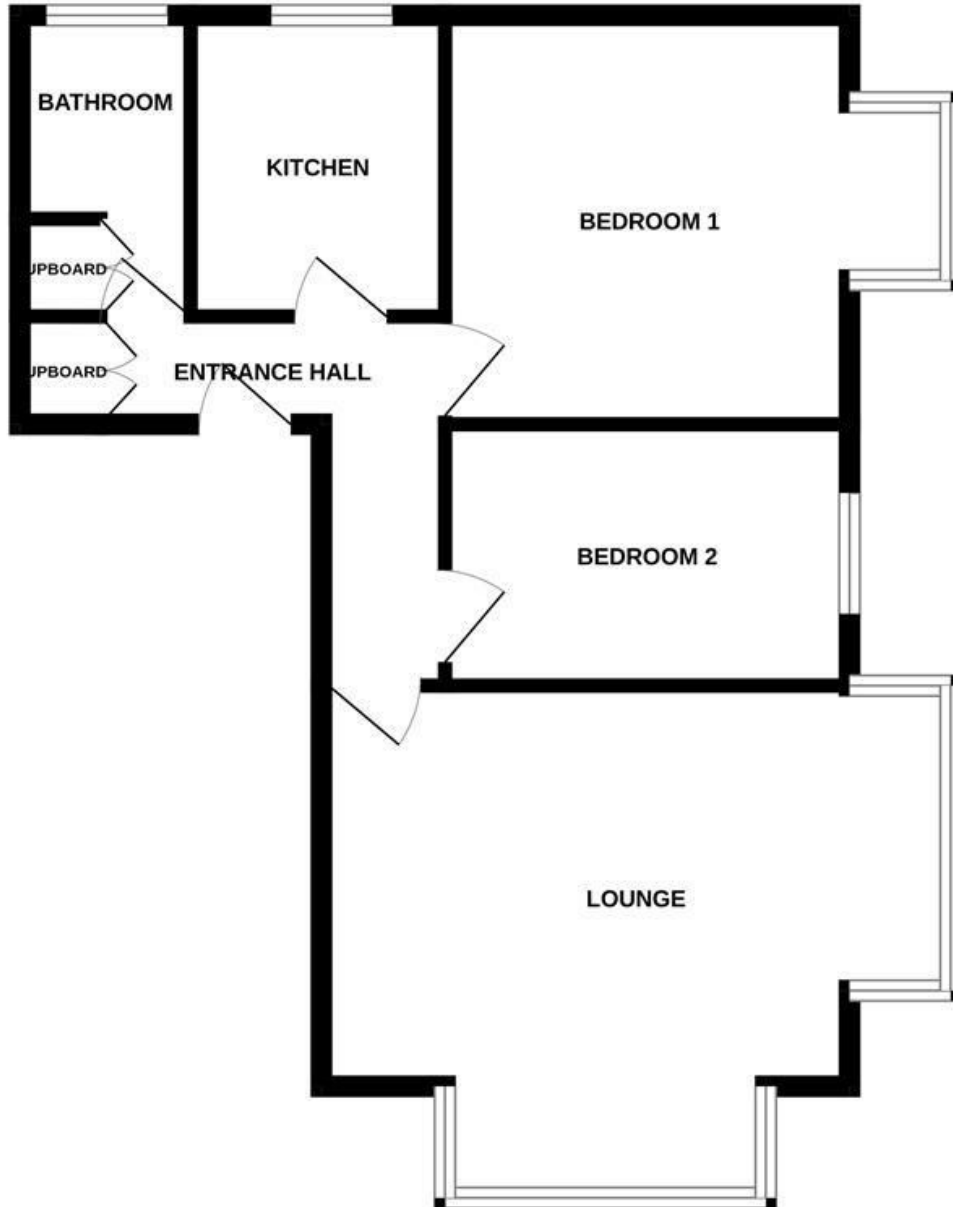
The well maintained communal gardens are mainly laid to lawn with established plants, shrubs and bushes.



LEASE


Lease is 199 years from 1982. Ground rent £10 per annum. The Freehold of 55 Bargate is owned by Tennyson Management Company. The owners of the individual flats are shareholders of the management company which effectively looks after the maintenance of the grounds, common parts and the exterior of the building. Contributions of approx £800 per annum is currently made by the owners of each flat towards the maintenance costs, etc. These figures are reviewed at meetings of all the residents/shareholders and would need confirming with solicitors.

GROUND FLOOR




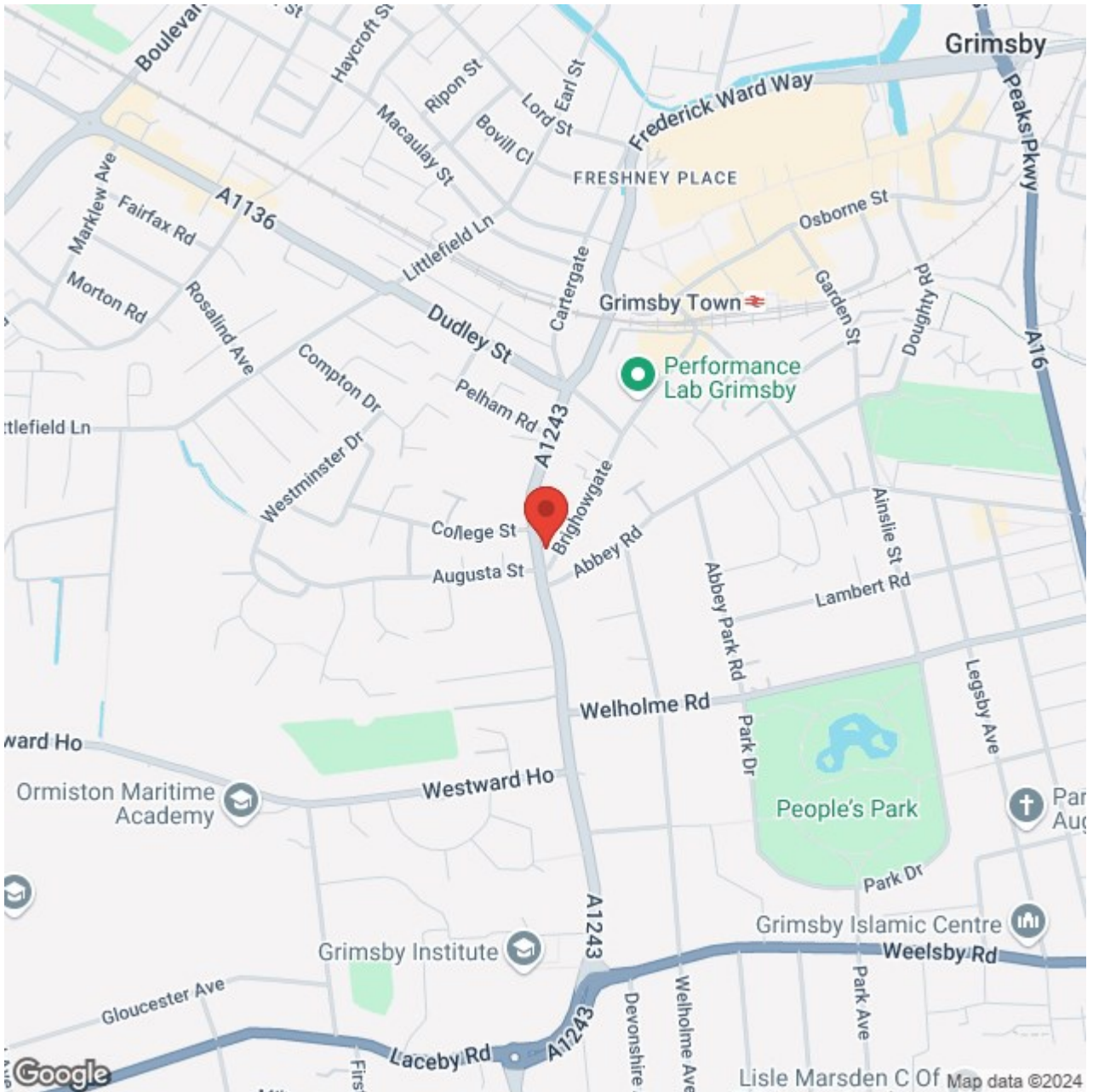
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
		77
	22	
England & Wales	EU Directive 2002/91/EC	

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