

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

GFA 17 QUEENS COURT, GRIMSBY

PURCHASE PRICE £99,950 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£99,950

TENURE

We understand the property to be Leasehold with a 125 year Lease from 1987 and this is to be confirmed by the solicitors



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



GFA 17 QUEENS COURT, GRIMSBY

Bettles, Miles and Holland are pleased to offer for sale this well presented ground floor apartment located in the sought after over 55's complex just off Cambridge Road. The apartment comprises of an entrance porch, a hallway with three hand storage cupboards and a utility cupboard, a double bedroom and a fitted kitchen. The spacious lounge with patio doors opening onto a patio area. The lounge runs the full length of the apartment and at one stage was a lounge and a bedroom and this can easily be re-instated. The apartment benefits from u.PVC double glazing, electric heating, allocated parking, a small patio area with an electric canopy. 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.

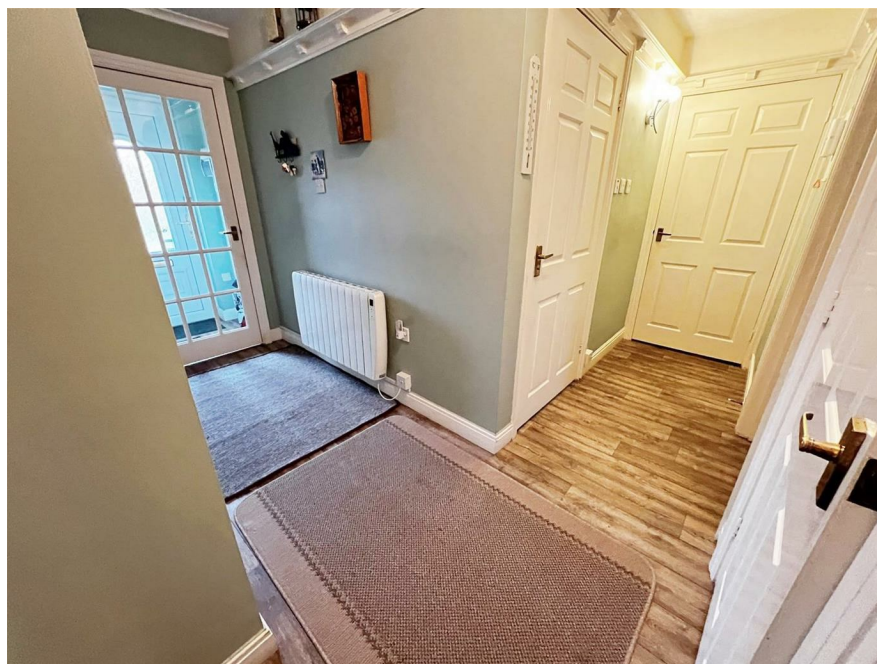
ENTRANCE PORCH

Through a u.PVC double glazed door into the porch with vinyl to the floor and a light to the ceiling.

HALLWAY

Through a hardwood and glazed door into the hallway with three handy built in storage cupboards, an electric radiator, vinyl to the floor and a light to the ceiling.

There is also a utility cupboard where you can store a fridge/freezer and there is shelving and a cupboard within.



LOUNGE

24'6 x 10'4 (7.47m x 3.15m)

The spacious lounge runs the whole length of the apartment, with u.PVC double glazed sliding patio doors leading onto a small patio area at one end and a u.PVC double glazed window at the other end. A polished wooden fire surround with a polished wood back and a marble effect hearth and an electric stove. There is laminate and carpet to the floor, an electric radiator and two light to the ceilings. At one stage this room was a lounge and a bedroom and by adding a wall you can re-instate this.



GFA 17 QUEENS COURT, GRIMSBY

LOUNGE



LOUNGE



GFA 17 QUEENS COURT, GRIMSBY

KITCHEN

10'11 x 5'6 (3.33m x 1.68m)

The kitchen with a range of wall and base units with contrasting work surfaces and tiled reveals, a Black sink unit with a black and chrome mixer tap. There is a washing machine and fridge freezer included, a black extractor fan, a u.PVC double glazed window, laminate to the floor and a light to the ceiling.



BEDROOM 1

13'0 x 10'11 (3.96m x 3.33m)

This double bedroom with a u.PVC double glazed window and a light to the ceiling.



BEDROOM 1



BATHROOM

7'7 x 6'11 (2.31m x 2.11m)

The bathroom with a white sink set in a white vanity unit, a WC with a central chrome flush and a large walk-in shower with PVC mermaid boarding to this area. A u.PVC double glazed window, a chrome ladder style electric towel heater, and a wall mounted electric heater, vinyl to the floor and a light to the ceiling.



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OUTSIDE

To the front of the apartment there is various lawned areas and pathways. There is an allocated parking space at the front of the apartment and communal parking.

To the rear of the property there is a private patio area which is laid to artificial grass with a raised brick border and this is surrounded by communal lawned gardens.

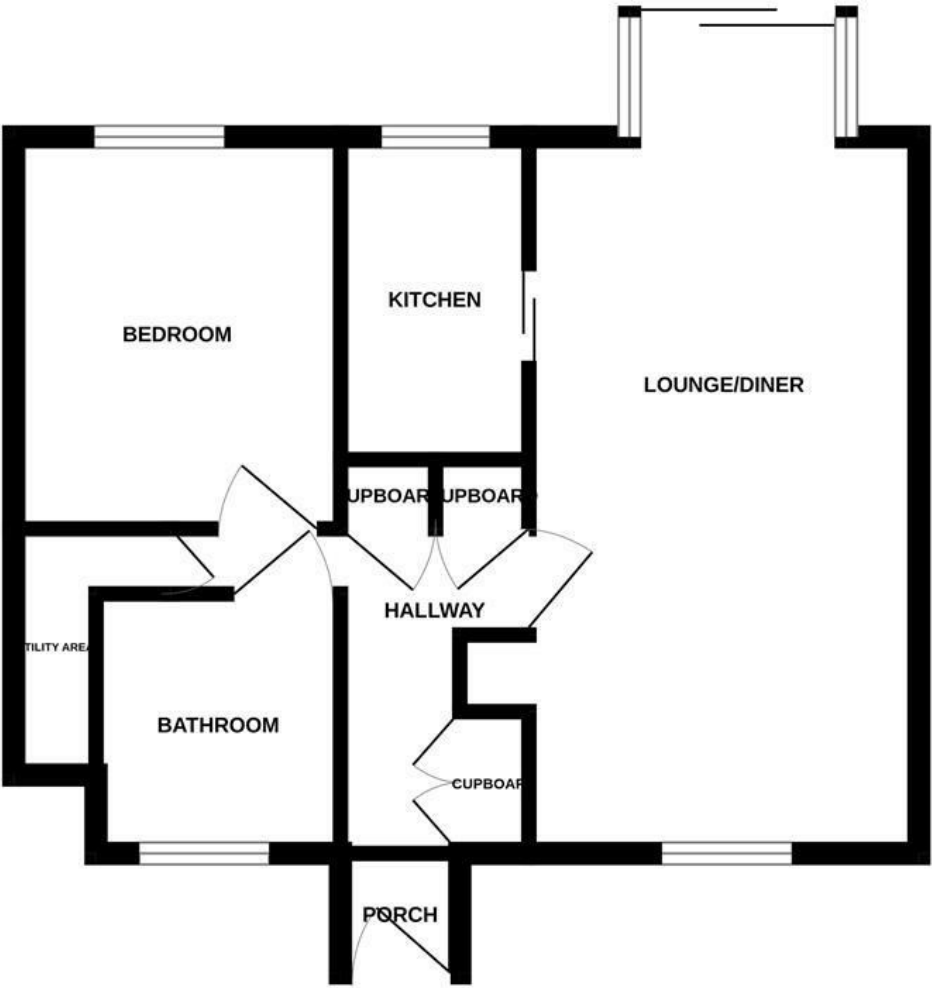


LEASE

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 approx £270.00 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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