

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 54A HAVEN AVENUE, GRIMSBY

**PURCHASE PRICE £35,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£35,000

#### TENURE

We understand the property to be Leasehold with a 199 year lease from 01/09/2008 and this is to be confirmed by the solicitors



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



## 54A HAVEN AVENUE, GRIMSBY

### **\*CORPORATE SALE\***

Nestled in the heart of Grimsby on Haven Avenue, this charming ground floor flat presents an excellent opportunity for both first-time buyers and seasoned investors alike. Offered for sale with no chain, this property is ideal for those seeking a buy-to-let investment or a comfortable home close to the town centre.

The flat features a welcoming lounge that provides a perfect space for relaxation and entertaining. A well-proportioned double bedroom ensures a restful retreat, while the kitchen is functional and ready for your culinary adventures. The bathroom is conveniently located, catering to all your daily needs. Additionally, the property boasts a small courtyard rear garden, offering a delightful outdoor space for enjoying fresh air or tending to a few plants.

This residence benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Its prime location allows for easy access to Grimsby town centre, where a variety of shops, restaurants, and amenities await. Furthermore, the A180 motorway is just a short drive away, providing excellent transport links for those commuting or exploring the wider region.

In summary, this flat on Haven Avenue is a fantastic opportunity for anyone looking to invest in a property with great potential. With its convenient location and appealing features, it is sure to attract interest. Do not miss the chance to make this delightful flat your own.

\*\*\*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.\*\*\*

### **LOUNGE**

11'2 x 15'9 (3.40m x 4.80m)

Through the u.PVC double glazed door into the lounge with a u.PVC double glazed window, a central heating radiator, a small cupboard housing the meters and there is a light to the ceiling.

### **INNER HALL**

The inner hall with a central heating radiator an under stairs cupboard and there is a light to the ceiling.

### **BEDROOM 1**

11'5 x 11'7 (3.48m x 3.53m)

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





### **BATHROOM**

6'9 x 5'5 (2.06m x 1.65m)

The bathroom with a white pedestal wash hand basin with chrome taps, a white toilet and a separate shower cubicle with a wall mounted electric shower. There is a u.PVC double glazed window, part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



### **KITCHEN**

9'3 decreasing to 4'5 x 14'0 decreasing to 5'4  
(2.82m decreasing to 1.35m x 4.27m decreasing to 1.)

With a range of Beech coloured wall and base units, contrasting work surfaces, a stainless steel sink unit with chrome taps and tiled splash backs. There is a wall mounted central heating boiler, an integrated electric oven and hob and there is an extractor fan above. Two u.PVC double glazed windows, a u.PVC double glazed door, a central heating radiator, vinyl to the floor and a light to the ceiling.



## 54A HAVEN AVENUE, GRIMSBY

### OUTSIDE

The rear garden has a walled and fenced boundary with a wooden gate and is laid to concrete for ease of maintenance. There is a brick shed with a wooden door.



### LEASE

LEASE TERM IS 199 YEARS FROM 01/09/2008

During the Lease Period the basic rent is as follow:-

First period of 25 years is £50.00 a year

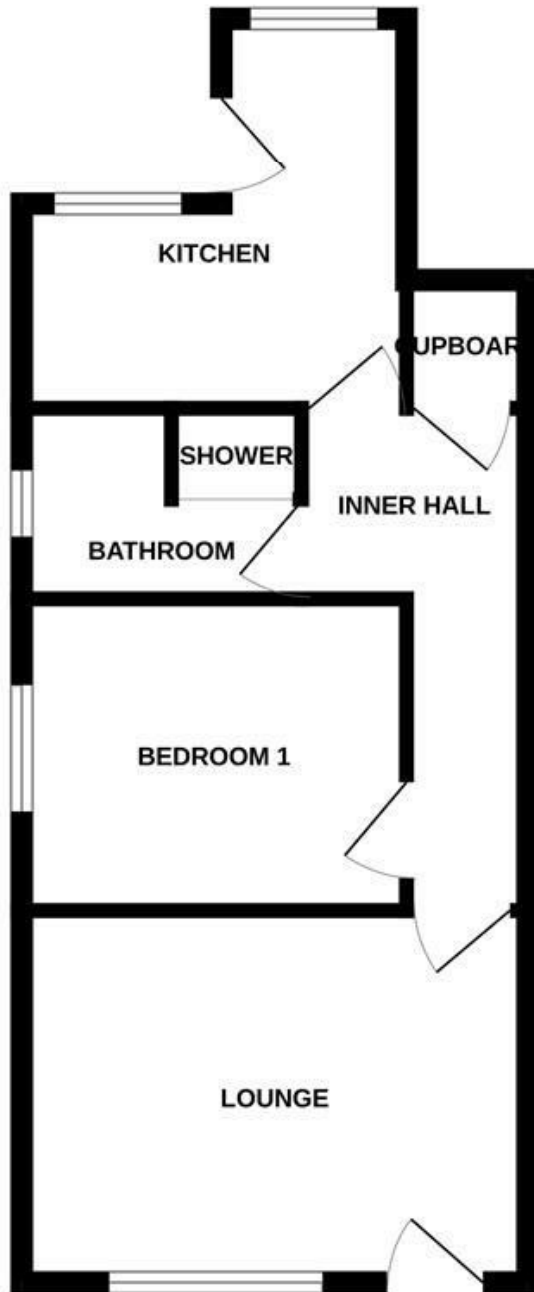
Second period of 25 years is £100.00 a year

Third period of 25 years is £200.00 a year

Fourth Period of 25 years is £400.00 a year

Thereafter £800.00 a year

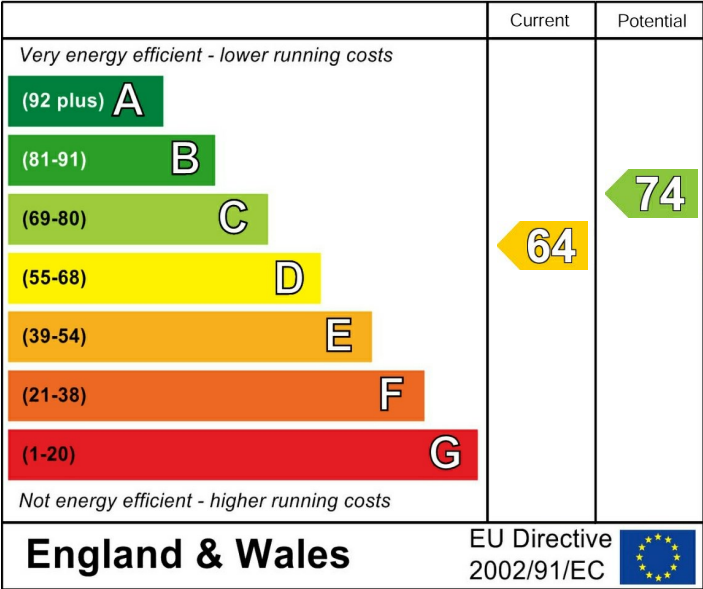
GROUND FLOOR



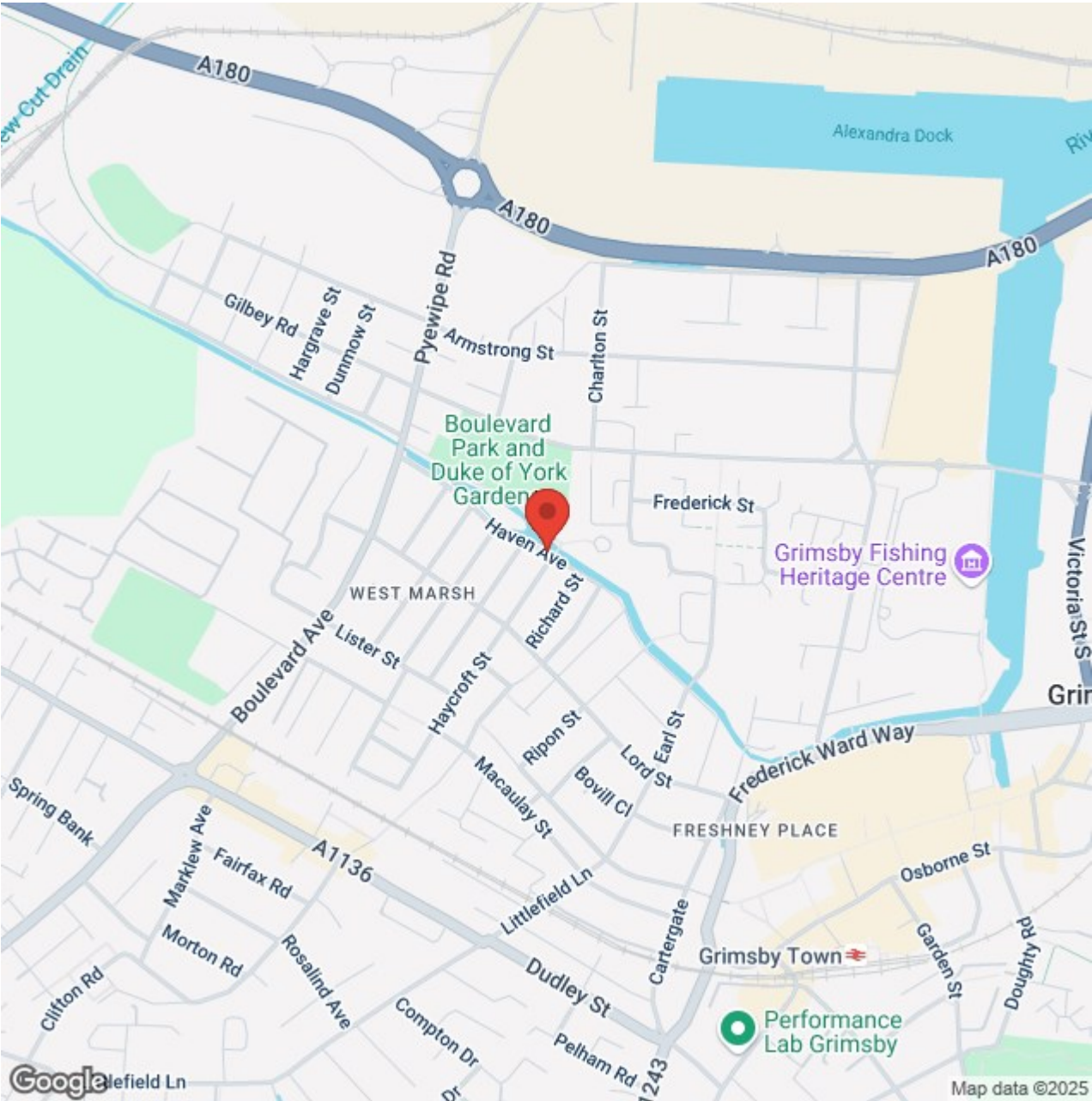
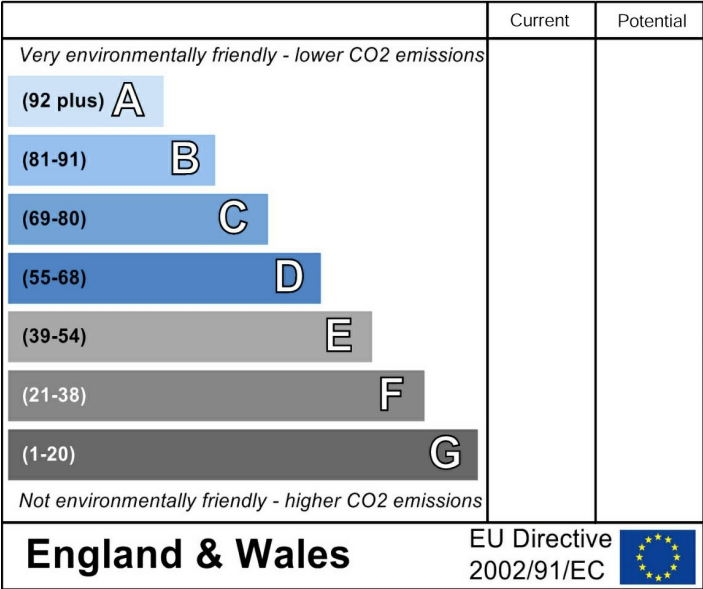
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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



## **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](mailto: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 of £495 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