



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Abbey Road

Grimsby
DN32 0HW

Offers in the Region Of
£1,200,000

Crofts Estate Agents are delighted to offer to the market this fantastic opportunity for the discerning experienced landlord to add to their portfolio with a superbly converted former residential and commercial building into a block of 4 terraced bungalows and 5 apartments set over three storeys. With an annual return of approximately 6% this property comes fully tenanted and managed by Crofts Estate Agents with all properties on AST's. Positioned close to the redeveloped leafy peoples park and within easy walking distance of Grimsby Town centre the apartments are rarely vacant and thus providing a sound investment. Below find the current rental figures with an annual gross rent of £68,344.92.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Flat One

Two bedroom ground floor apartment with entrance hall, spacious kitchen breakfast conservatory room, lounge, en suite and family bathroom and allocated parking space.

Flat Two

Two bedroom ground floor apartment with entrance hall, kitchen living dining room, bedroom en suite, second bedroom, bathroom and allocated parking space.

Flat Three

Ground floor bungalow with kitchen diner living, two bedrooms and bathroom plus allocated parking space

Flat Four

Ground floor bungalow with entrance hall, open plan kitchen diner living, two bedrooms, en suite shower room and family bathroom and allocated parking space.

Flat Five

Ground floor bungalow with entrance hall, open plan kitchen diner living room, two bedrooms and family bathroom. Allocated parking space.

Flat Six

Ground floor bungalow with entrance hall, open plan living diner kitchen, two bedrooms and family bathroom.

Flat Seven

First floor flat with entrance hall, open plan kitchen diner living room, two bedrooms en suite shower room, bathroom and allocated parking space.

Flat Eight

First floor flat with entrance hall, open plan kitchen diner living room, two bedrooms bathroom and family bathroom. Allocated parking space.

Flat Nine

Penthouse second floor apartment with open plan kitchen living dining room, entrance hall, private staircase and family bathroom. Allocated parking space.

Communal grounds

All flats share the communal grounds and parking area with allocated parking for each flat plus visitor spaces. There is also a communal entrance for flats 1, 2 7, 8 and 9. Outside there is a communal storage shed.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





GROUND FLOOR PLAN
Proposed 1:100



PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.