



CROFTS ESTATE AGENTS

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



Please note that only part of the building shown is for sale



Abbey Park Road

Grimsby
DN32 0HS

Offers in the Region Of
£124,950

Situated close to the town centre of Grimsby, we are delighted to be able to bring to the market this lovely and well presented one bedroom ground floor flat which creates an ideal purchase for a variety of buyers from young to old and also being perfect for a wheelchair user with ramp to the front door, widen doorways, wet room and adapted kitchen. This lovely home is offered for sale with no forward chain on the vendors side and benefits from gas central heating and uPVC double glazing. Set behind secure gates the property benefits from an outside space and seating to the front along with driveway creating secure parking, with the accommodation itself briefly comprising living room with French doors to the garden, spacious dining kitchen, good sized double bedroom with fitted wardrobes and ensuite wet room off. *** NO FOWARD CHAIN ***

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Kitchen/Diner

13' 11" x 16' 6" (4.231m x 5.039m) maximums
 This is a lovely sized kitchen diner and offers uPVC double glazed window and a entry door to the front elevation. The kitchen offers a good complement of fitted wall and base units with contrasting work surfacing. One section of the kitchen has been lowered for wheelchair use but with very little work could easily be highered for those wishing to do so. Splashback tiling. Inset to the work surface there is a one and half sink and drainer and a four ring gas hob. Built in oven, fridge and freezer. Down lighting to the kitchen area. Space to accommodate a dining table and chairs. Central heating radiator.

Living Room

15' 2" x 9' 10" (4.611m x 3.004m)
 A well proportioned living room with two uPVC double glazed windows and having decorated French doors to the front elevation. Further uPVC double glazed window to the side. Neutrally decorated and having coving to the ceiling. Laminate flooring. Central heating radiator.

Bedroom One

13' 9" x 11' 0" (4.187m x 3.357m)
 A good sized double bedroom with uPVC double glazed window to the front elevation and offering fitted wardrobes and wall cupboards. Central heating radiator.

Ensuite Wetroom

9' 6" x 5' 2" (2.898m x 1.577m)
 A modern fitted wet room with shower area, vanity wash hand basin and close coupled w.c. Tiling to the walls. Down lighting. Central heating towel radiator. Fitted extractor.

Outside

A bonus to this lovely flat is also that it has outside space and a driveway. Set behind secure gated access there is a block paved driveway for one car and then a patio area with pergola over which catches the afternoon sun creating a pleasant place to sit and relax. Established tree with beautiful rose climber running up which offers an abundance and flowers during the summer months.

Lease

978 Years remaining on the lease (999 years from December 2003) There are currently no ground rents or service charges payable.

Tenure

Believed to be Leasehold, 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 A: 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.

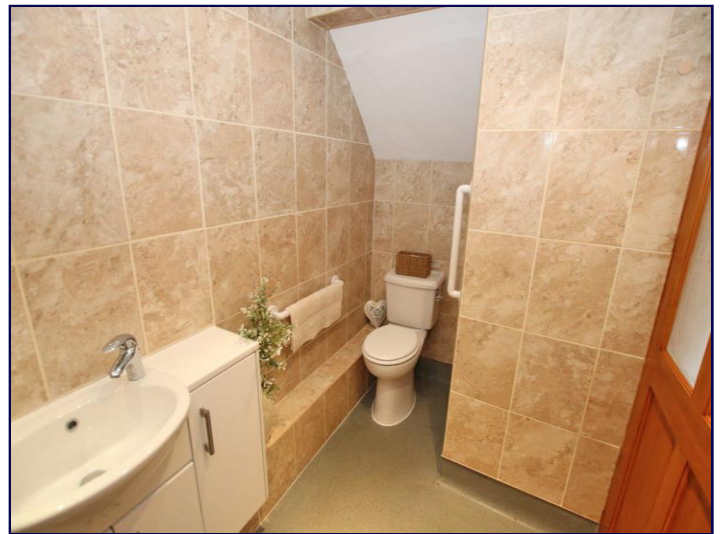
Property Management

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.

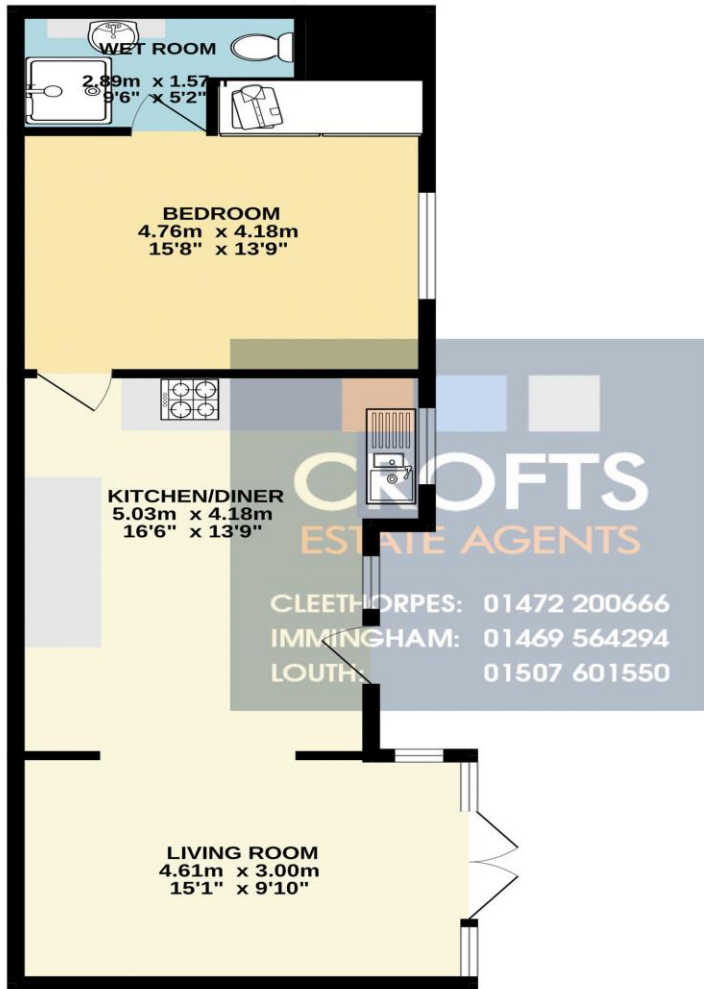
Mortgage and Financial Advice

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.



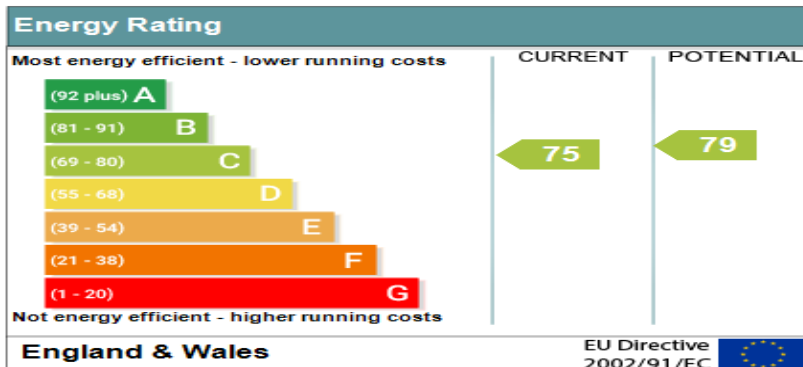
GROUND FLOOR
52.0 sq.m. (559 sq.ft.) approx.



TOTAL FLOOR AREA : 52.0 sq.m. (559 sq.ft.) approx.

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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Address: Flat 3, Lambeth Villas, 33 Abbey Park Road, GRIMSBY, DN3...
RRN:



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