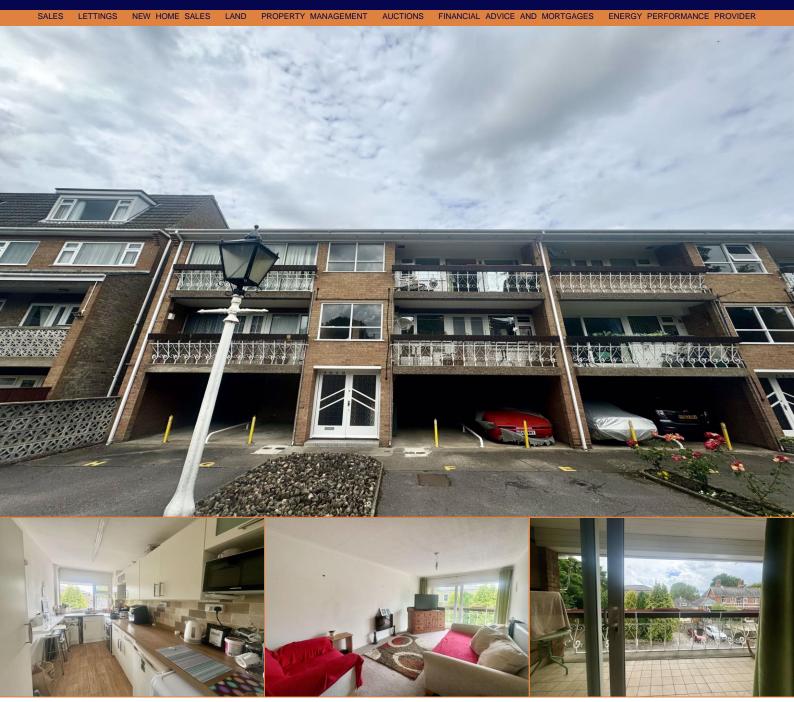
# PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



Flat 11 Selmeston Court Grimsby DN34 4TB

# Offers in the Region Of £125,950

NO FORWARD CHAIN - 99 YEAR LEASE ON COMPLETION - (ONLY PART OF THE PROPETY SHOWN IS FOR SALE) - A spacious second floor flat located within the town of Grimsby. Ideal placement being only a short walk from the town centre which boasts a wide variety of local amenities. Ideal for a buy to let investor with rents expected around £575 pcm or even someone who is looking to downsize. Internal viewing will reveal hall, lounge, kitchen, two bedrooms and the shower room. With a veranda off the lounge, garage and an intercom entry system for security. The property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

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# Entrance

A secure intercom system provides entry, stairs then lead to the second floor.

# Hall

With a radiator, vinyl flooring and two storage cupboards.

# Kitchen

# 12' 6" x 5' 10" (3.80m x 1.79m)

The kitchen has a window to the front elevation, vinyl flooring and a range of fitted units with a sink and drainer and plumbing for a washing machine.

# Lounge

# 16' 1" x 9' 5" (4.91m x 2.86m)

The lounge has sliding patio doors to the veranda, coving to the ceiling, a radiator and a carpeted floor.

# Bedroom One

# 12' 6" x 9' 9" (3.80m x 2.96m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also built in wardrobes.

# Bedroom Two

 $8' 4'' \times 9' 2'' (2.53m \times 2.80m)$ Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

### Shower Room

 $6'7'' \times 5'9'' (2.00m \times 1.76m)$ The shower room has a radiator, vinyl flooring and a WC, vanity basin and a shower enclosure with an electric shower.

### Veranda

3' 5" x 15' 8" (1.04m x 4.78m) Off the lounge, an ideal place to sit and relax.

# 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. 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 and all viewings are strictly by appointment only please.

# **Council Tax Information**

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

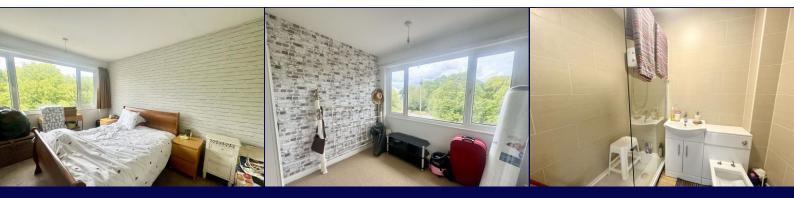
# **Additional Services**

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details





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