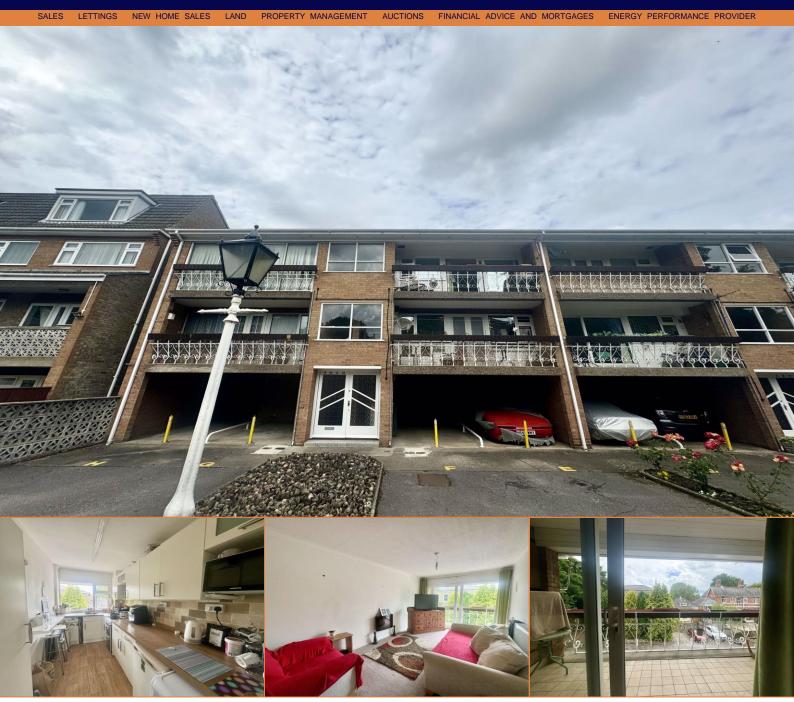
PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

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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.

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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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