



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Flat 11 Selmeston Court  
Grimsby  
DN34 4TB

**£109,950**

NO FORWARD CHAIN - 99 YEAR LEASE ON COMPLETION - (ONLY PART OF THE PROPERTY 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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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 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" x 9' 2" (2.53m x 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" x 5' 9" (2.00m x 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.

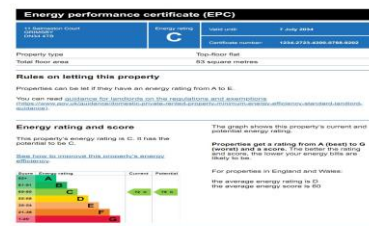
## Council Tax Information

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

## 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

GROUND FLOOR  
49.6 sq.m. (534 sq.ft.) approx.



DISCLAIMER - Although we have taken 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 enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. 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 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.