



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

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



Queens Court

Grimsby
DN34 5TT

£90,000

Viewing is advised on this ground floor two bedroom flat set within this popular retirement development. Offered for sale with no forward chain on the vendors side, interest is expected to be high. Offering double glazing and electric heating, the property comprises entrance hallway which offers multiple storage cupboards, lounge, kitchen, modern shower room and two double bedrooms. Small patio garden off from the lounge. Parking and community centre for the use of the residents.

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 :

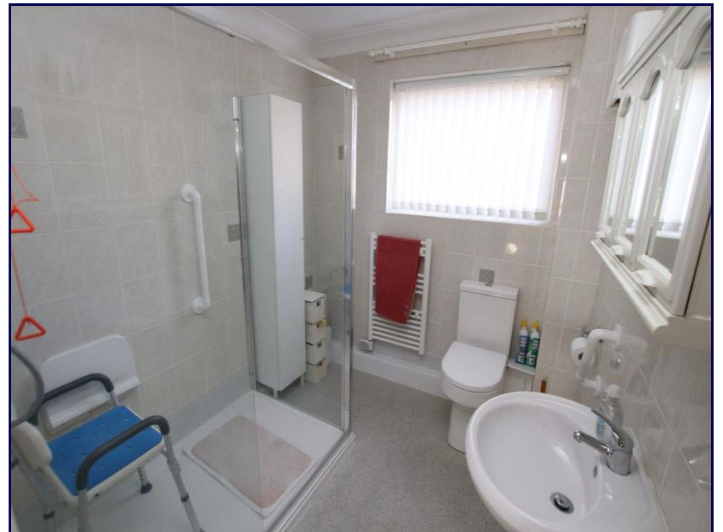
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info@croftsestateagents.co.uk

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Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door to the hallway.

Hallway

Neutrally presented and having a range of storage/airing cupboards. Coving to the ceiling.

Lounge

16' 8" x 10' 5" (5.077m x 3.187m)

Offering double glazed patio doors to the rear elevation leading to a small patio area. Neutrally decorated and coving to the ceiling. Electric fire and surround. Two electric heaters.

Kitchen

10' 11" x 5' 6" (3.325m x 1.674m)

The kitchen offers a range of wall and base units with complementary work surfacing and breakfast bar. Inset stainless steel sink and drainer. Plumbing for a washing machine. Integrated eye level oven and four ring electric hob. Plumbing for a washing machine. Double glazed window.

Shower Room

7' 6" x 6' 11" (2.293m x 2.099m)

With double glazed window, this modern shower room offers a close coupled w.c., pedestal wash hand basin and walk in shower. Towel radiator. Two pin electric socket. Tiling to the walls.

Bedroom One

13' 1" x 11' 0" (3.985m x 3.342m)

With fitted wardrobes and having double glazed window. Electric heater.

Bedroom Two

7' 7" x 9' 4" (2.320m x 2.855m)

Double glazed window. Electric heater.

Outside

A benefit of this property is that it has a small patio area leading from the lounge. Enjoying the majority of the days sun, it creates a pleasant area for the world to go by. The development itself has a community centre where residents can meet up and enjoys each others company when they wish.

Tenure

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

Services

All mains services with the exception of mains gas 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.

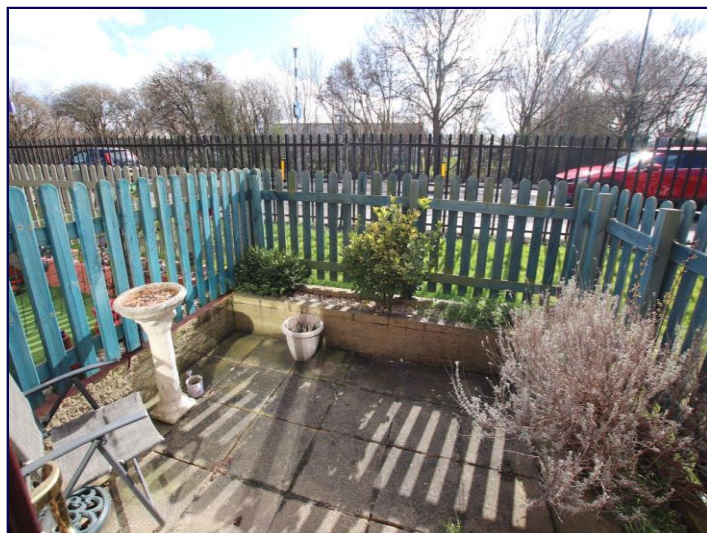
Property Management

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.

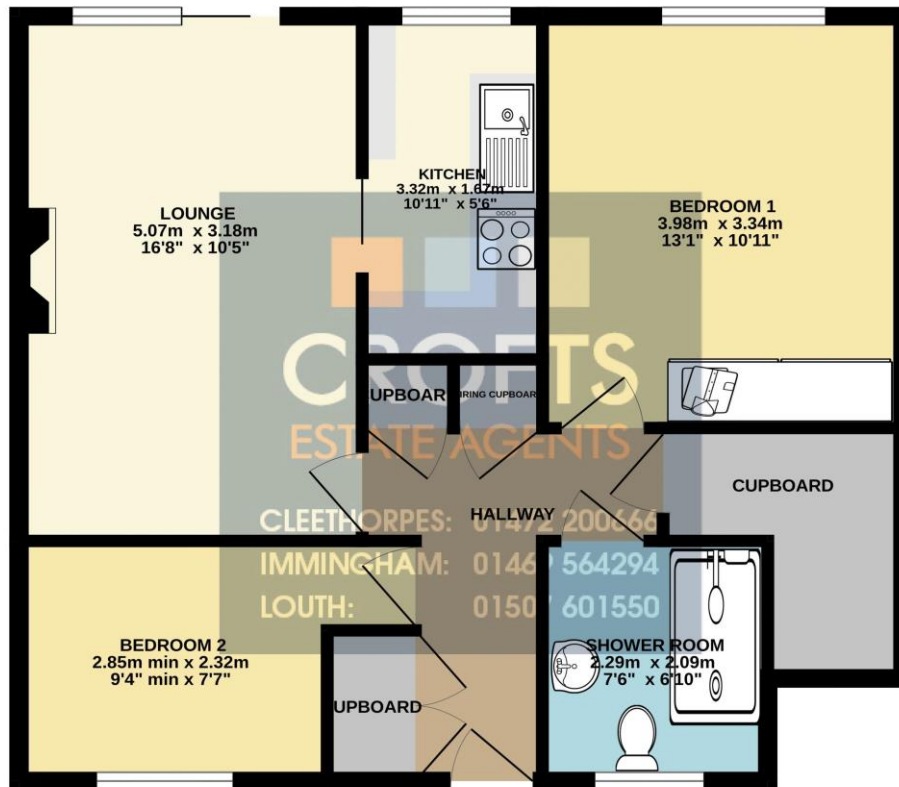
Mortgage and Financial Advice

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
58.9 sq.m. (634 sq.ft.) approx.



TOTAL FLOOR AREA : 58.9 sq.m. (634 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		