



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Queens Court

Grimsby
DN34 5TT

Offers in the Region Of
£95,000

NO FORWARD CHAIN - IDEAL RETIREMENT PROPERTY - FIRST FLOOR WITH STAIR LIFT - Crofts estate agents are delighted to offer for sale this spacious flat which is located within this popular area. Situated within close proximity to many local amenities and also having the benefit of communal parking. There is also a communal hall which can be used by residents and it even has a room that family can rent out for visitors. Internal viewing will reveal the stairs to the flat followed by a lounge-diner, kitchen, two bedrooms and the bathroom. With uPVC double glazing and also electric heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Through the front door there are stairs or a stair lift to the first floor. A door then opens to the hall with access to the loft, an electric radiator and a carpeted floor. There are also two built in cupboards.

Lounge/Diner

16' 7" x 10' 6" (5.06m x 3.19m)

The lounge-diner has a bay window to the rear elevation, coving to the ceiling, two electric storage heaters and a carpeted floor.

Kitchen

10' 11" x 5' 6" (3.32m x 1.67m)

The kitchen has a window to the rear elevation and vinyl flooring. There is also range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

Bedroom One

13' 1" x 10' 11" (3.99m x 3.34m)

Bedroom one has a window to the rear elevation, coving to the ceiling, an electric storage heater and a carpeted floor.

Bedroom Two

7' 8" x 9' 5" (2.33m x 2.86m)

Bedroom two has a window to the front elevation, coving to the ceiling, an electric storage heater and a carpeted floor.

Bathroom

7' 7" x 7' 3" (2.32m x 2.22m)

The bathroom has an opaque window to the front elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a bath with a glass screen and electric shower.

Outside

There are communal gardens and also communal parking spaces. There is also a communal hall which the residents can use.

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.

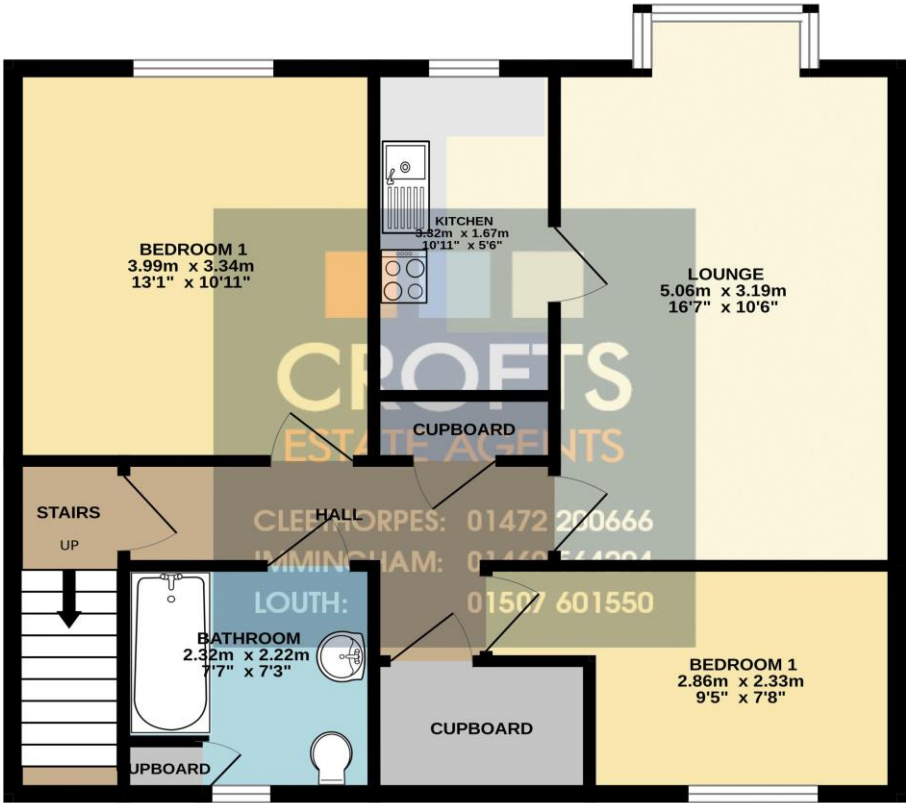
Mortgage and Financial Advice

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
61.4 sq.m. (661 sq.ft.) approx.



TOTAL FLOOR AREA : 61.4 sq.m. (661 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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great 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 enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. 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 apparatus, equipment, 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.