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2 - 4 Welholme Avenue, Grimsby



When it comes to  
property it must be

  
lovelle





OIRO £169,950

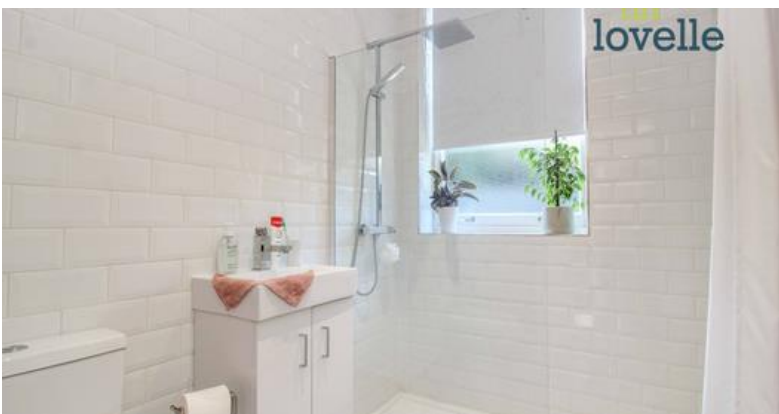


A luxury two bedroom ground floor apartment located within a sought after town centre location.

### Key Features

- Luxury GF Apartment
- Spacious Accommodation
- Beautiful Period Features
- Two Double Bedrooms
- Bathroom & En-suite
- Modern High Gloss Kitchen
- EPC rating E
- Tenure: Leasehold







Lovelle offers to market with NO ONWARD CHAIN this stunning ground floor apartment situated within the exclusive 'Hazelmere House', a secure gated development located on the sought after and beautifully tree lined 'Welholme Avenue' in Grimsby Town Centre. Positioned well for ease of access to the vast range of local amenities on offer making this ideal for a retiree or young professional.

Immaculately presented throughout with the benefit of electric central heating, a range of beautiful period features such as deep skirting, decorative coving, sash windows and having accommodation briefly comprising of; a superb size lounge with wooden flooring, exquisite kitchen with fitted appliances (oven, hob, dishwasher, fridge, freezer, washer/dryer), luxury bathroom suite, two excellent size double bedrooms and and a glamorous en-suite shower room that servers bedroom 1. Externally there is allocated off-road parking and beautifully landscaped shared gardens. The site has electric gated access to the front and there is CCTV.

Viewings are highly recommended in order to fully appreciate all there is to offer.

### Measurements

0.00m x 0.00m (0'0" x 0'0")

Lounge 4.55m X 3.97m

Kitchen 2.06m X 2.88m

Bathroom 1.68m X 2.87m

Bedroom 1 3.26m X 3.24m

En-suite 1.67m X 1.96m

Bedroom 2 3.97m X 2.73m

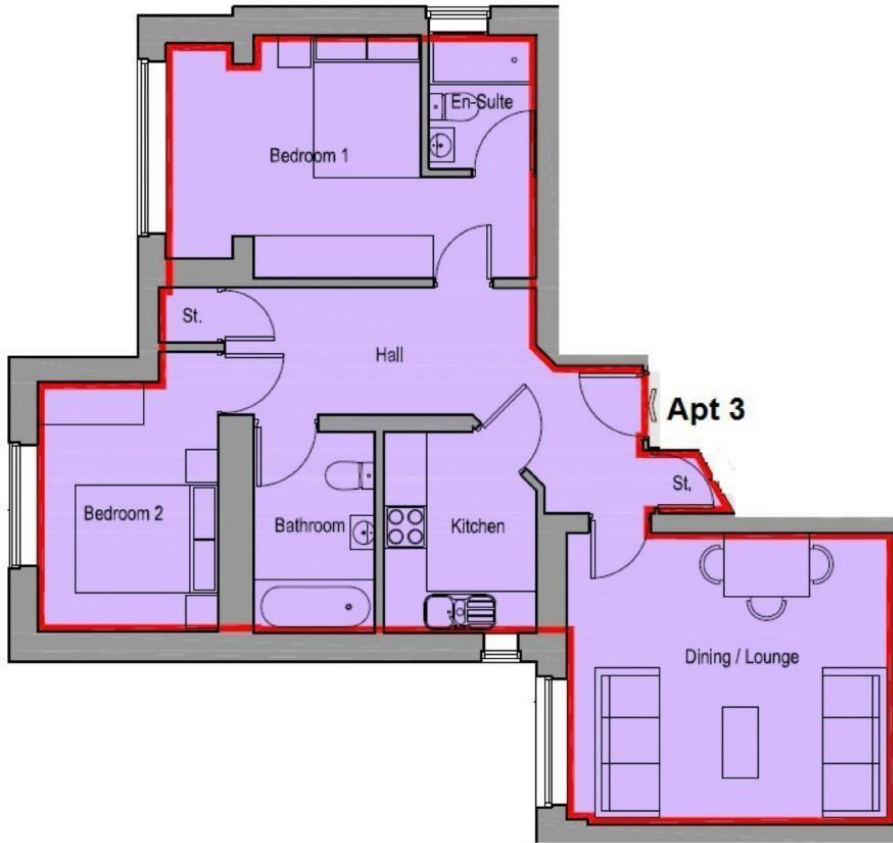
### Disclaimer

0.00m x 0.00m (0'0" x 0'0")

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.







**\*please be advised that the provided floor plans are not drawn to scale and should be used for guidance purposes only.**



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