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## Abbey Park Mews, Grimsby



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property it must be

  
lovelle



£84,950



This charming one-bedroom maisonette, located in a popular central town with excellent transport links and local amenities, features a spacious reception room, a modern kitchen, a double bedroom with a large bay window, and includes gas central

### Key Features

- One bedroom maisonette
- Well maintained
- Allocated parking
- Gas central heating
- uPVC double glazing
- No chain
- EPC rating
- Tenure: Leasehold



We are delighted to present to the market this charming one-bedroom maisonette, which is now available for sale with no onward chain. Nestled in a popular central town location, this property boasts a strong local community and excellent public transport links, including proximity to a train and bus station. Local amenities are within easy reach, making this an exceptionally convenient residence.

The property is in good condition and offers a warm and inviting atmosphere. Upon entering, you will be greeted by a welcoming hall with stairs leading up to a spacious reception room, which is the heart of the home. It features a cosy electric fire and an impressive bay window, providing a bright and airy space for relaxation or entertaining guests.

The modern kitchen is well appointed, with contemporary wall and base units offering ample storage. It comes equipped with an oven and gas hob, as well as plumbing for a washer, making it ideally suited to modern living.

The maisonette offers a generously sized double bedroom, which is a peaceful retreat at the end of the day. The room benefits from a large bay window, which floods the space with natural light, enhancing the sense of space.

The property also features a bathroom equipped with a shower, a WC and a sink that comes with storage underneath. This functional space is designed to meet all your needs.

Unique features of this property include gas central heating and uPVC double glazing, ensuring a comfortable living environment throughout the year. Additionally, the property benefits from allocated parking, adding further convenience to this attractive package.

This maisonette is ideally suited for a range of potential buyers, including first-time buyers, professionals, retirees and investors. Its attractive features and prime location make it a great investment opportunity or a perfect home to start a new chapter.

Don't miss out on the opportunity to own this delightful property. Contact us today to arrange a viewing or for more information.

## Measurements

Lounge 3.35m X 5.29m  
Kitchen 2.41m X 4.24m  
Bedroom 3.16m X 5.02m  
Bathroom 2.84m X 2.08m

## Disclaimer

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.

Mobile 0 7544 44444



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.  
Plan produced using PlanUp.

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