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## Wellowgate Mews, Grimsby



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When it comes to  
property it must be

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£69,950

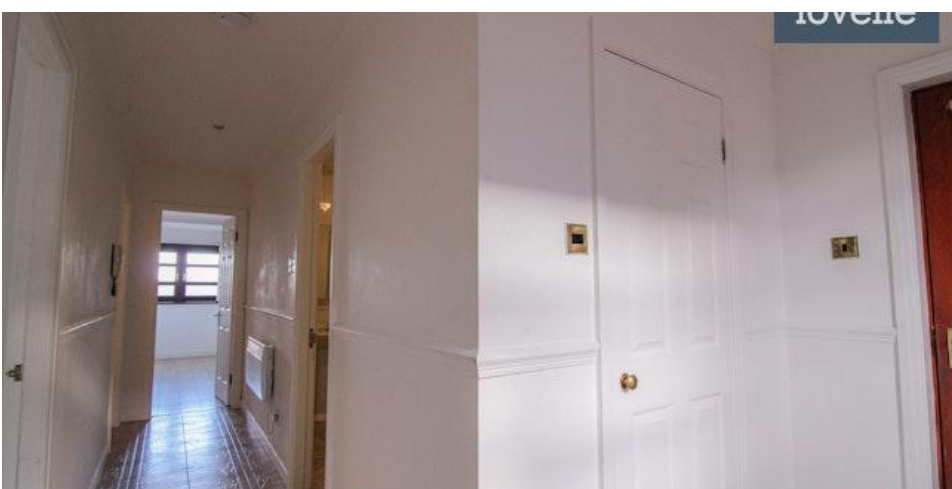


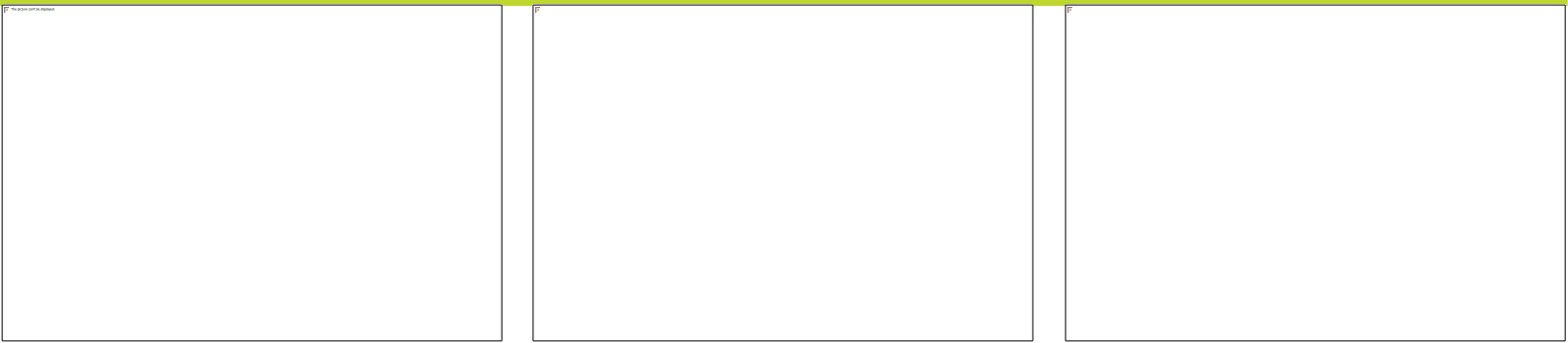
This exquisite two-bedroom flat, ideally located near the town centre with easy access to amenities and transport, features a spacious reception room, well-equipped kitchen, modern bathroom, double glazing, electric heating, and allocated parking, making it a prime opportunity for first-time buyers, investors, and retirees, all with no onward chain.

### Key Features

- Town Centre Apartment
- Two Bedrooms
- Spacious Lounge
- Double Glazed & Electric Heaters
- Kitchen & Shower Room
- No Chain
- EPC rating D
- Tenure: Leasehold







Lovelle is delighted to introduce this exquisite flat, listed for sale and ideally located with immediate access to the town centre, local amenities, and public transport links. This secure development is an exceptional opportunity for first-time buyers, investors, and retirees alike.

The property boasts two bedrooms, a spacious reception room, and a well-equipped kitchen. The first bedroom is a generous double, complete with built-in wardrobes, offering ample storage space. The second bedroom is notably spacious, providing a comfortable living area.

The functional shower room is, fitted with a shower, sink, and WC. The kitchen is well-appointed with a range of units and worktop, integrated fridge/freezer, washing machine, oven and hob, and sink, perfect for home cooking.

The sole reception room is large and inviting, serving as a comfortable lounge area for relaxation or entertaining guests. The property is double-glazed throughout, ensuring a quiet and energy-efficient living environment. It also benefits from electric heating, providing warmth and comfort during colder months.

One of the standout features of this property is the allocated parking, a truly valuable asset. With the added advantage of no onward chain, this property offers a seamless transition into your new home.

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.

Measurements

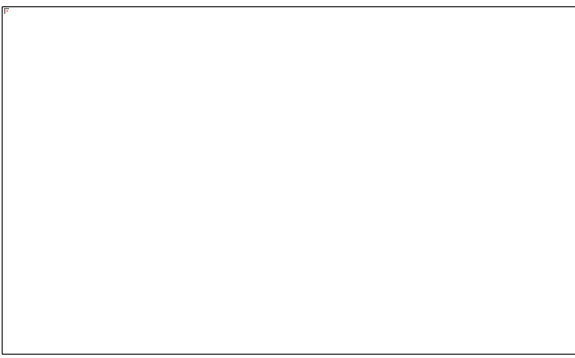
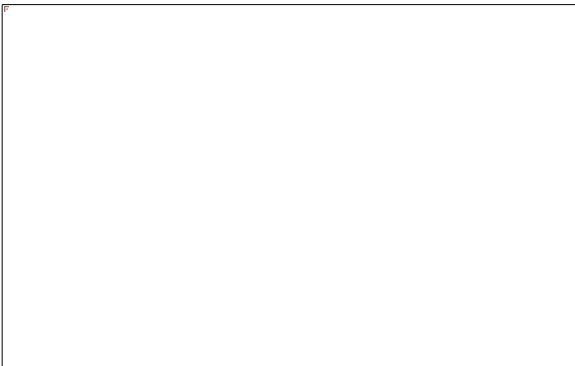
- Lounge 3.46m X 5.40m
- Kitchen 3.27m X 1.89m
- Bedroom 1 2.74m X 4.41m
- Bedroom 2 2.78m X 2.97m
- Shower room 2.68m X 1.58m

Sold as seen

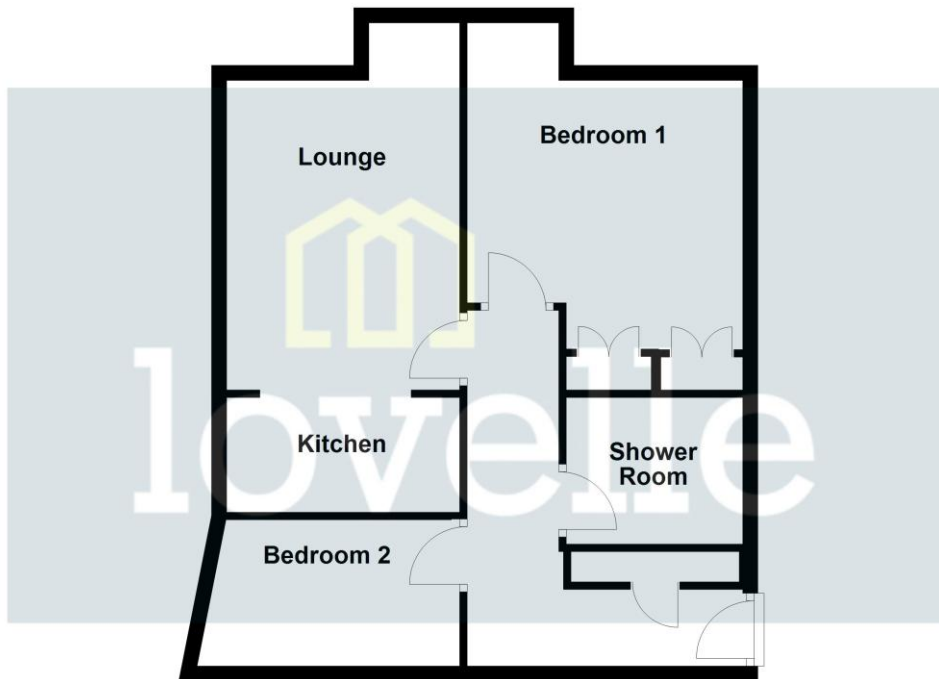
Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold as Seen'.

Service Charge & Ground Rent

We are awaiting confirmation of service charge and ground rent costs from the seller.



## Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.



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