



Flat 1, 11 Thorgam Court, Grimsby, DN31 2EU

FOR SALE - £32,000

CanTERS

Chartered Surveyors

Early viewing is recommend on this investment opportunity. The property comprises a One Bedroom Ground Floor Apartment contained within a purpose built block of flats and benefitting from an integral garage. The property is let on an assured periodic tenancy at a current rent of £425 per calendar month.

Thorgam Court is located not far from Grimsby Town Centre convenient for local amenities and facilities which include Lidl, Macauley Primary Academy, convenience stores and the railway station.

The accommodation benefitting from wall mounted electric heaters briefly comprises; Hallway, Sitting Room, Kitchen, Bedroom and a Bathroom.

Accommodation

Communal hallway and door providing access to the apartment.

Hallway	With timber door.
Sitting Room	2.54m x 3.90m. With window to rear elevation.
Kitchen	2.86m x 2.56m. Fitted with a base units with contrasting worktops incorporating a stainless steel drainer sink unit. Integrated appliances include a four ring electric hob with extractor over, oven and space for washing machine. Tiled splashback and window to front elevation.
Bedroom 1	2.56m x 2.90m. With window to rear elevation.
Bathroom	With suite comprising low flush wc, pedestal wash hand basin and bath with shower over.
Outside	Driveway for leading to the garage with up and over door. Shared gardens are to the front and rear of the property.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
Tenancy Details	The property is let on an assumed periodic tenancy which commenced on 02 September 2026. The current rent is £425 per calendar month.
Maintenance Fee	We are advised that to cover the insurance and maintenance of the building, the annual service charge is £490 for this financial year 26/27 and the ground rent £20 p a. For further information please contact this office.
Council Tax Band:	'A' NB: This can be reviewed by the Local Authority.
EPC Rating:	'E'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 28/08/2026

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ADDITIONAL PHOTOS & PLANS



Lounge



Kitchen



Kitchen



Bedroom 1



Bathroom



Garage

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