



8 Regent Gardens, Grimsby, DN34 5AT

**FOR SALE - £77,500**

**CanTERS**

Chartered Surveyors

Situated within a pleasant cul-de-sac development of purpose-built apartments just off Westward Ho, Grimsby, this two-bedroom first floor flat offers comfortable and conveniently located accommodation. The property is ideally positioned for Grimsby town centre, Millfields Hotel, Peoples Park and the Grimsby Institute, making it an excellent opportunity for first-time buyers or investors. The accommodation which requires selective updating briefly comprises: communal entrance with staircase to the first floor, entrance hall, sitting room, fitted kitchen, two bedrooms and bathroom. The property benefits from uPVC double glazing and gas-fired central heating.

<b>Main Entrance</b>	Communal entrance with staircase leading to the first floor apartments.
<b>Entrance Hall</b>	Providing access to all principal rooms.
<b>Sitting Room</b>	5.01m x 3.42m A well-proportioned reception room with window to the front elevation and access through to the kitchen.
<b>Kitchen</b>	2.95m x 2.58m Fitted with a range of wall and base units incorporating a drainer sink unit, built-in oven and four-ring gas hob. Splashback tiling and window to the front elevation.
<b>Bedroom One</b>	3.41m x 3.42m (to wardrobes) With window to the rear and fitted wardrobes and cupboards.
<b>Bedroom Two</b>	3.09m x 2.58m With window to the rear elevation.
<b>Bathroom</b>	2.57m x 1.95m Fitted with a three-piece suite comprising panelled bath with power shower over, low-flush WC and wash hand basin. Part tiled walls.
<b>Outside</b>	Communal gardens and one allocated parking space.
<b>Tenure</b>	Leasehold. We are advised that the property benefits from a lease extension from December 2012 for a term of 90 years to include insurance, cleaning and upkeep of communal areas together with outside space. We are presently awaiting solicitors confirmation.

**Management / Service Charge** We are advised that the annual service charge for this financial year is £320. We are presently awaiting confirmation.

**Council Tax Band:** 'A' NB: This can be reviewed by the Local Authority.

**EPC Rating:** 'C (72)'

**FURTHER INFORMATION AND TO VIEW:** Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

#### **DISCLAIMER:**

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If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@canters.co.uk

#### **Free Valuation Service**

Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Grimsby / Cleethorpes and surrounding villages along with Tetney, Caistor, Louth and Immingham. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact our sales team at our Grimsby Office.

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01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 13/02/2026

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**ADDITIONAL PHOTOS & PLANS**



**Kitchen**



**Sitting Room**



**Bedroom 1**



**Bedroom 2**



**Bathroom**

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