



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Queens Court

Grimsby
DN34 5TT

Offers in the Region Of £75,000

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Property Introduction

NO FORWARD CHAIN - IDEAL RETIREMENT PROPERTY - FIRST FLOOR WITH STAIR LIFT - Crofts estate agents are delighted to offer for sale this spacious flat which is located within this popular area. Situated within close proximity to many local amenities and also having the benefit of communal parking. There is also a communal hall which can be used by residents and it even has a room that family can rent out for visitors. Internal viewing will reveal the stairs to the flat followed by a lounge-diner, kitchen, two bedrooms and the bathroom. With uPVC double glazing and also electric heating. Please note the service charge is £282.14 per month

Entrance Hall

Through the front door there are stairs or a stair lift to the first floor. A door then opens to the hall with access to the loft, an electric radiator and a carpeted floor. There are also two built in cupboards.

Lounge/Diner

16' 7" x 10' 6" (5.06m x 3.19m)

The lounge-diner has a bay window to the rear elevation, coving to the ceiling, two electric storage heaters and a carpeted floor.

Kitchen

10' 11" x 5' 6" (3.32m x 1.67m)

The kitchen has a window to the rear elevation and vinyl flooring. There is also range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

Bedroom One

13' 1" x 10' 11" (3.99m x 3.34m)

Bedroom one has a window to the rear elevation, coving to the ceiling, an electric storage heater and a carpeted floor.

Bedroom Two

7' 8" x 9' 5" (2.33m x 2.86m)

Bedroom two has a window to the front elevation, coving to the ceiling, an electric storage heater and a carpeted floor.

Bathroom

7' 7" x 7' 3" (2.32m x 2.22m)

The bathroom has an opaque window to the front elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a bath with a glass screen and electric shower.

Outside

There are communal gardens and also communal parking spaces. There is also a communal hall which the residents can use.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

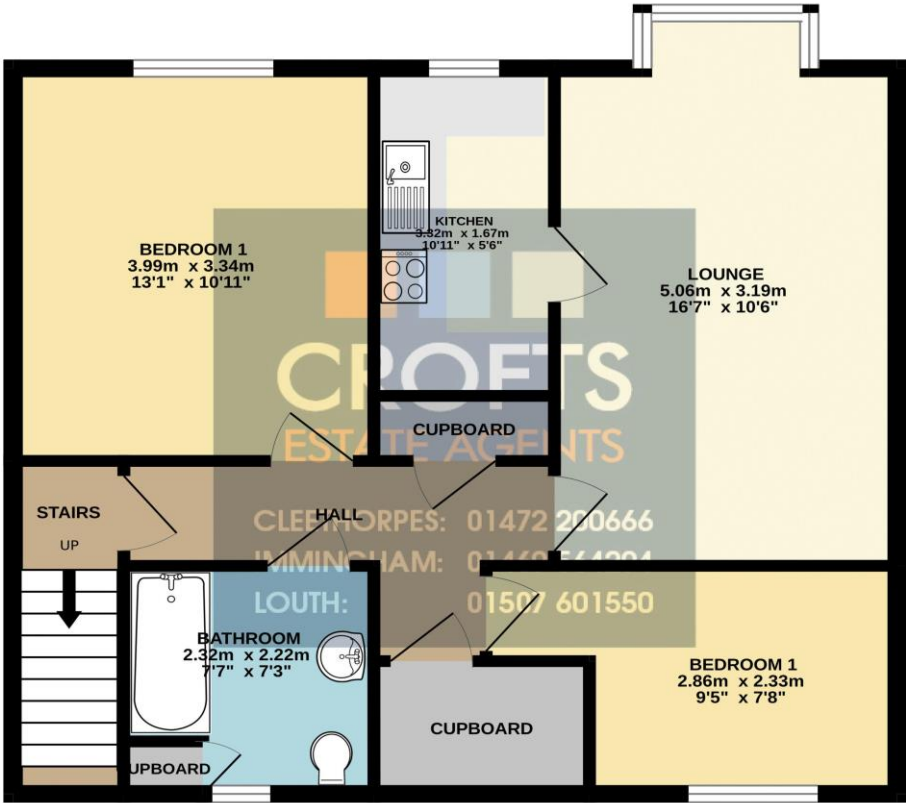
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



TOTAL FLOOR AREA : 61.4 sq.m. (661 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		