



CROFTS ESTATE AGENTS

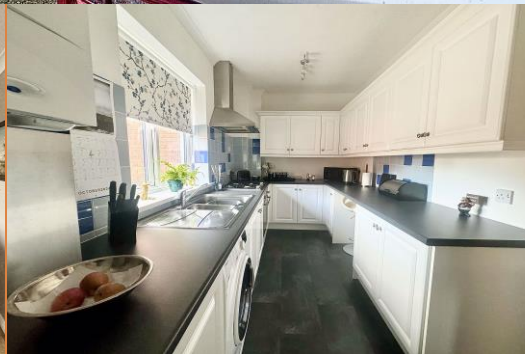
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Grosvenor Crescent

Grimsby
DN32 0QJ

Offers in the Region Of
£125,000

(Please note we're only offering part of the property shown in the photograph above) Crofts Estate Agents are delighted to bring to the market this two bedroom second. floor flat located in the heart of Grimsby town centre. Situated in this quiet, well managed development, there is off road parking via an allocated parking space, tidy communal areas and lovely well maintained communal outdoor spaces. Beautifully presented throughout, this apartment would make an ideal purchase for a variety of buyers. Internally, the flat briefly comprises of the entrance hallway, two bedrooms, a fitted bathroom, spacious living room/diner and kitchen. Viewings are available immediately by contacting our Cleethorpes branch.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

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info@croftsestateagents.co.uk

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Entrance

A secure intercom system provides access to the property and the stairs which lead to the flat.

Porch

The porch has a door into the flat and laminate flooring.

Hallway

The hallway has a radiator and laminate flooring.

Lounge/Diner

14' 5" x 19' 8" (4.40m x 6.00m)

With a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. This is a great space for a sofa and dining table.

Kitchen

14' 11" x 6' 6" (4.55m x 1.98m)

The kitchen has a window to the rear elevation, laminate flooring and a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

Bedroom One

11' 6" x 10' 10" (3.50m x 3.30m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

13' 3" x 6' 6" (4.03m x 1.98m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

5' 4" x 10' 10" (1.62m x 3.30m)

The bathroom has an opaque window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a white suite with a WC, basin and a P shaped bath with a glass screen.

Outside

With communal garden spaces which are available for all and allocated parking.

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.

Viewings

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

Council Tax Information

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

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

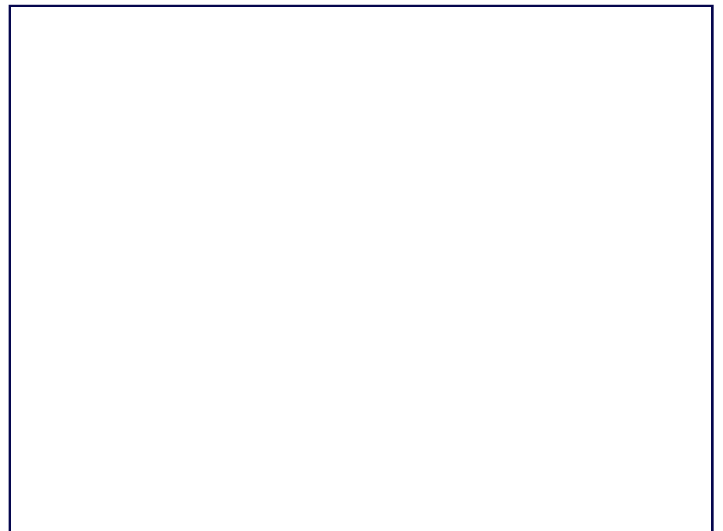
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

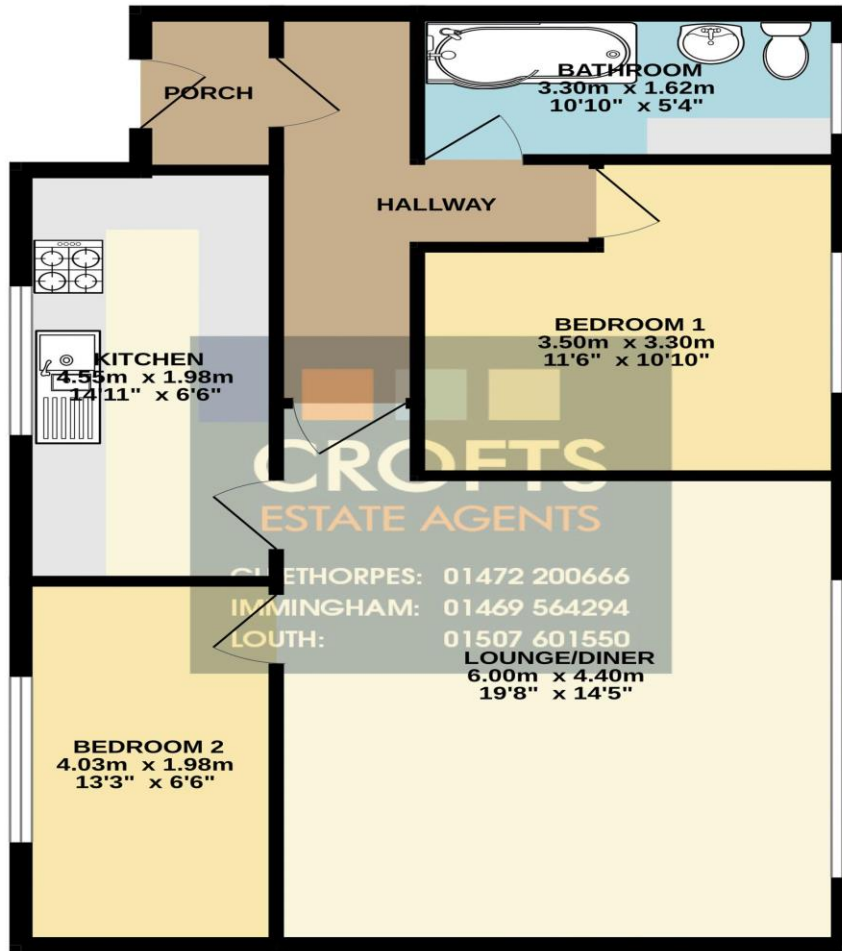
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Tenure



GROUND FLOOR
64.3 sq.m. (692 sq.ft.) approx.



TOTAL FLOOR AREA : 64.3 sq.m. (692 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		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		