



Apt 1 Penny Mews Waltham, Grimsby, North East Lincolnshire DN37 0YS

Located in this secure gated community of quality apartments for the over 55's in the heart of the village of Waltham, is this spacious first floor flat, situated close to all village amenities including shopping, regular bus services, restaurants etc with the added benefit of an allocated parking space. The accommodation includes: Ground floor entrance hall having an electric stairlift up to the first floor hall, good sized lounge, kitchen/breakfast room, double bedroom and a shower room/wc. Gas central heating system. Double glazed windows. Communal gardens. NO FORWARD CHAIN.

£95,000

- F F APARTMENT IN THE HEART OF WALTHAM
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- DOUBLE BEDROOM
- SHOWER ROOM/WC
- GAS CENTRAL SYSTEM
- DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- SECURE GATED COMMUNITY



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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GROUND FLOOR ENTRANCE PORCH

Approached via a uPVC entrance door where the stairs having an electric stairlift leads up to:-

ENTRANCE HALL

Double glazed window, radiator and a useful cupboard which houses the gas fired boiler. Secure intercom entry.

LOUNGE (FRONT)

16'11" x 11'3" (5.17 x 3.43)

This excellent sized lounge has two double glazed windows which overlooks the development together with radiator and a modern painted fire surround.



KITCHEN/BREAKFAST ROOM

8'9" extending to 10'4" x 11'2" (2.67 extending to 3.16 x 3.41)

This L shaped room has a double glazed window to the front elevation a fold down breakfast table and is fitted with hand painted grey base and wall cupboards. The contrasting work surfaces are inset with a resin sink and has space for a slot in cooker and plumbing for an automatic washing machine. Access to roof space. Additional storage cupboard. Extractor fan.



KITCHEN/BREAKFAST ROOM



BEDROOM

12'8" x 10'4" (3.88 x 3.17)

Double glazed window. Radiator.



SHOWER ROOM/WC

7'1" x 7'3" (2.16 x 2.22)

Having a suite in white comprising a corner shower cubicle, a pedestal wash hand basin and a low flush wc. The walls are finished in a contrasting water proof wall boarding, Double glazed window. Heated towel rail, storage cupboard and a tiled floor.



OUTSIDE

As previously mentioned this is a gated community which is accessed via two high remotely controlled wrought iron gates from the High Street, once into the development No. 1 has an allocated parking space on the left hand side. The complex has well kept communal gardens which are tendered within the monthly service charge.

THE GARDENS

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

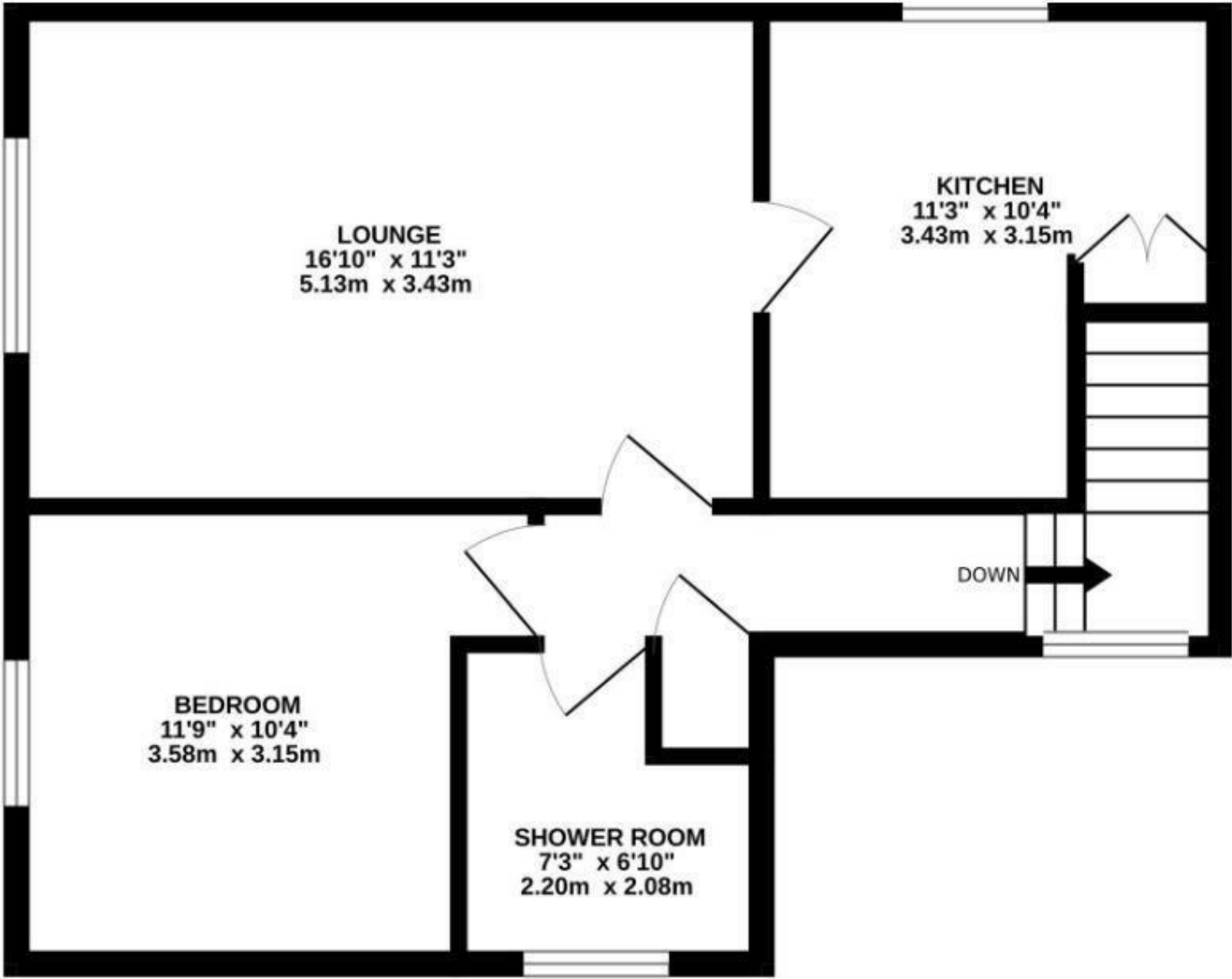
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

TENURE - LEASEHOLD

Tenure- Leasehold - We are advised that the Mews freehold is owned by a management company comprised of residents and that each unit is granted one share in the company, to legally give the leaseholder access to the freehold. Leases of 99 years were granted by the original freeholder, in this case from 2003. The management company is currently negotiating with a solicitor to extend leases, at cost, to any interested current or future leaseholders

An annual service charge is levied on all owners to cover the cost of the building insurance, maintenance, cleaning of the shared areas and gardening. We understand the current charge to be £60 per month which could change in the future. Confirmation / verification has been requested. Please consult us for further details.. Confirmation / verification has been requested. Please consult us for further details.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.