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



Wellowgate

Grimsby
DN32 0RA

£56,950

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Property Introduction

Positioned within a well-maintained development just a short distance from Grimsby town centre, this smartly presented first-floor purpose-built apartment offers an excellent opportunity for first-time buyers, professionals, downsizers and buy-to-let investors alike. Beautifully presented with neutral décor throughout, the property is ready to move straight into while providing a blank canvas for buyers wishing to add their own personal touch. The accommodation is both practical and well-proportioned, comprising a welcoming entrance hall leading into a spacious lounge, creating a comfortable setting for relaxing or entertaining guests. The modern kitchen breakfast room offers ample storage and workspace, together with plenty of room for dining, making it an ideal space for everyday living. There are two well-proportioned bedrooms, both offering versatile accommodation, whether used as bedrooms, a home office or guest room. A well-appointed bathroom completes the internal layout. A standout feature of the development is the shared first-floor outdoor amenity space, providing residents with a pleasant area to enjoy some fresh air and outdoor seating. The property also benefits from an allocated parking space, adding further convenience. For investors, this apartment represents an attractive proposition, with an estimated rental income of approximately £600 per calendar month, offering an impressive potential gross yield of around 11%. Conveniently situated close to a wide range of local amenities, Grimsby town centre, bus and rail links, this low-maintenance apartment combines comfort, practicality and affordability. Offering excellent value in a convenient location, early viewing is highly recommended to appreciate everything this fantastic property has to offer.

Entrance

Entering the property reveals a carpeted floor.

Lounge

15' 6" x 9' 6" (4.72m x 2.89m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Kitchen

10' 2" x 6' 9" (3.11m x 2.05m)

The kitchen has a window to the front elevation, a radiator and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer and an electric oven and hob.

Bedroom 1

13' 3" x 6' 7" (4.05m x 2.01m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom 2

10' 11" x 6' 7" (3.32m x 2.00m)

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

Bathroom

5' 5" x 6' 9" (1.66m x 2.05m)

The bathroom has a heated towel rail, vinyl flooring and a white suite with a WC, vanity basin and a bath with a mains shower over.

Outside

With an allocated parking space and a also a communal patio area.

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

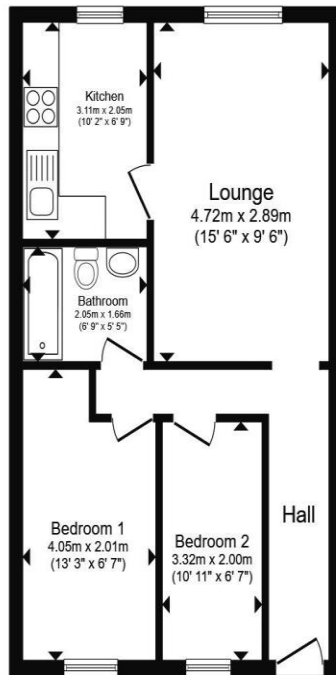
Free Valuations

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

Total floor area 44.7 m² (481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

