



CROFTS ESTATE AGENTS

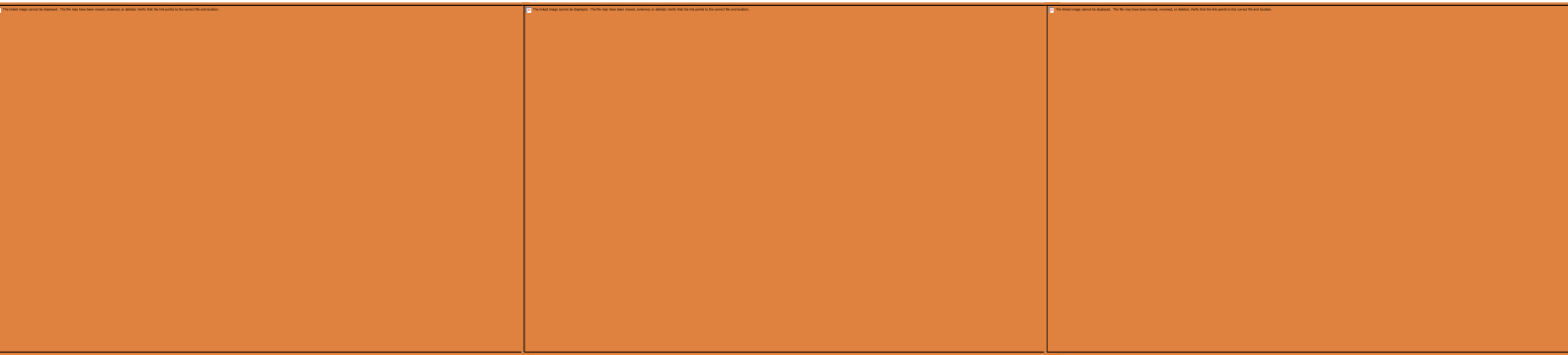
PASSIONATE ABOUT PROPERTY

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



Abbey Road

Grimsby
DN32 0HW

Monthly rental of £600, Deposit
of £900

To be sold exclusively through Crofts Estate Agents is this superbly converted former care home containing five luxury apartments and four luxury bungalows. This high end development of residential apartments and bungalows are set within leafy walled grounds close to the centre of Grimsby. Each apartment and bungalow is furnished with a high specification finish and is individual designed with its own layout and internal features. This ground floor character bungalow is set at the back of the main building giving it real privacy, offering 618 square feet of living space with a contemporary open plan layout this property is perfect as a bolt hole to just lock up and leave. Each apartment has an allocated parking bay with guest parking available, all set within the walled gardens which are entered via the sliding electric gates to the side. Leafy communal gardens surround and screen the property to the front and side.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119



Specifications

Fitted Kitchens provided with built in oven and hob Tiled bathrooms with chrome fittings and mixtures Heated Towel Rails in each bathroom Razor Points to all bathrooms Ensuites to 4 apartments Interior Designs colour scheme through-out creating a warming effect Plug and Play provided in main lounges Pre-wired for Sky Television Chrome Downlights provided in main living areas Original features obtained, high ceilings, original archways Dedicated parking space for each apartment Lawned communal gardens Electra Stream Eco system boiler Generous space throughout. Front door furniture, chrome kocker and door knob. Latest building materials used throughout - sound proofing, insulation etc.. Designated Cycle and Bin stores Retained original main communal staircase Interior Designed appliances and Layouts to achieve the best living space. Double Sockets posited accordinally to accommodate furntuire

Entrance Hall

9' 0" x 29' 2" (2.74m x 8.90m)

Open plan kitchen diner lounge

13' 5" x 25' 3" (4.10m x 7.69m)

Bedroom One

8' 11" x 15' 5" (2.73m x 4.70m)

Bedroom Two

8' 2" x 12' 0" (2.50m x 3.65m)

Shower Room

4' 0" x 7' 10" (1.23m x 2.40m)

Allocated parking

Each property has an allocated parking space

Communal gardens

Each apartment has the right to use and enjoy all of the communal garden areas.

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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

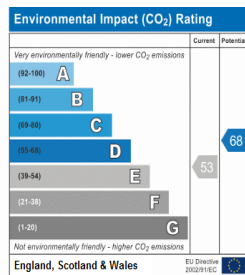
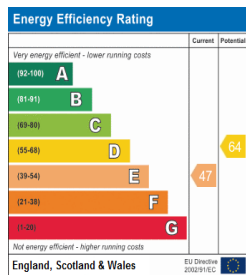
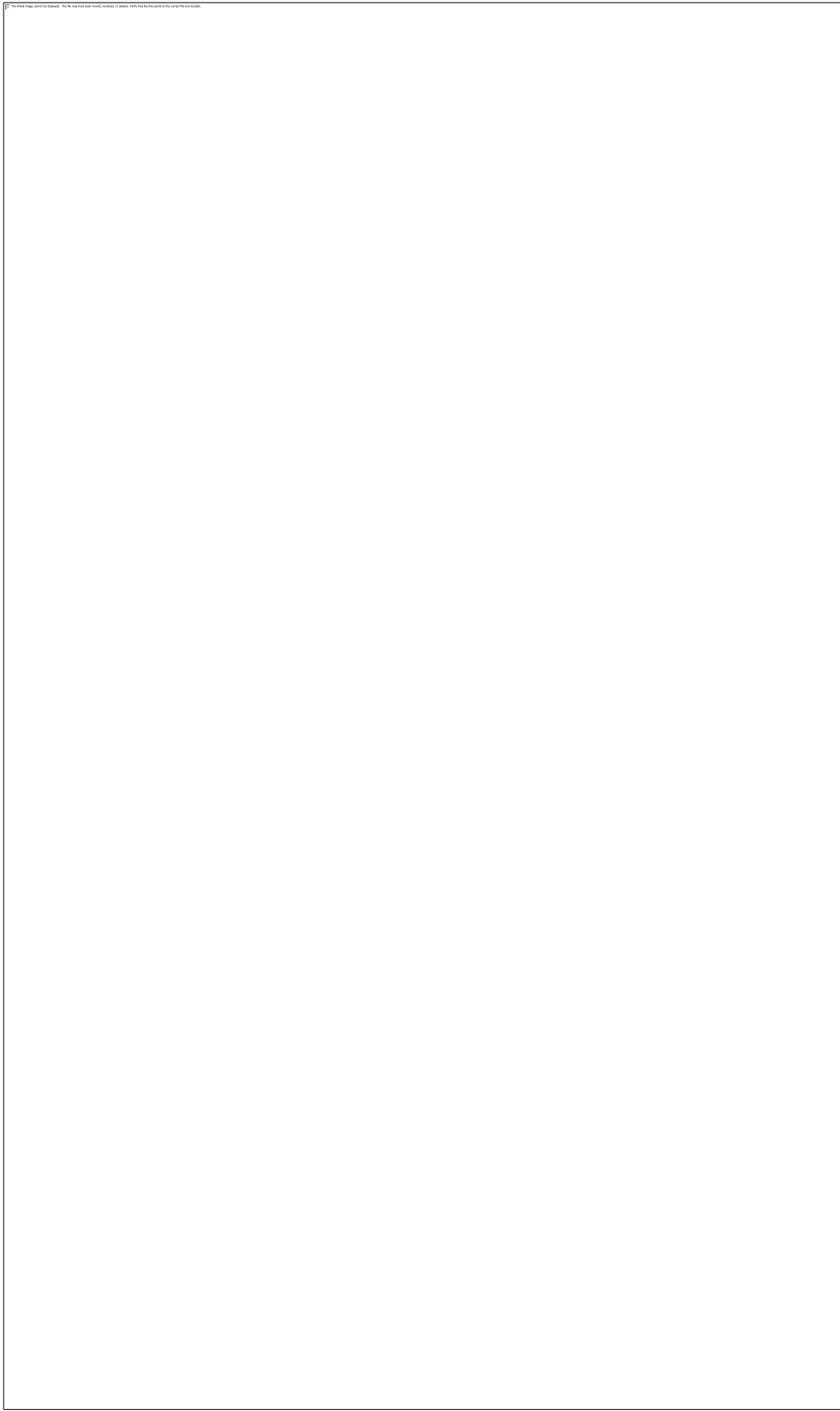
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.