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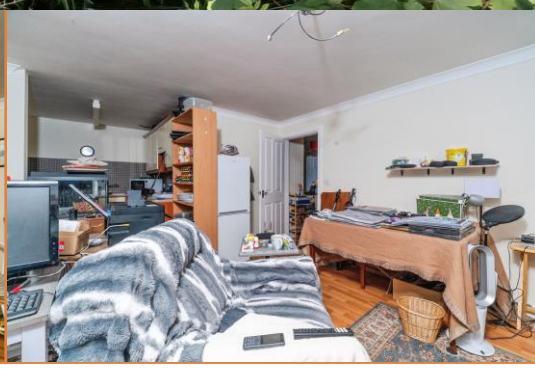
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Alexandra Wharf

Grimsby
DN31 1TQ

Offers in the Region Of £72,500

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Property Introduction
Offered to the market, this well-presented first-floor apartment on the popular Alexandra Wharf development in Grimsby is being sold with a long-standing tenant in situ. The current tenant has occupied the property for over five years and is currently paying £525 per calendar month, providing an immediate rental income from completion. The accommodation is well planned and comprises an entrance hall leading to a spacious lounge, offering ample room for both living and dining furniture. The adjoining kitchen is fitted with a range of units and provides practical workspace and storage to meet everyday needs. There are two well-proportioned bedrooms, with the principal bedroom benefiting from the added convenience of an en-suite shower room. A separate family bathroom serves the remainder of the accommodation, making the apartment suitable for a variety of tenants. Externally, the property benefits from an allocated parking space to the front of the building, adding further appeal and convenience for residents. Alexandra Wharf is a well-established waterside development, conveniently positioned for access to Grimsby town centre, the railway station, local amenities, and the area's road network. The location continues to prove popular with tenants thanks to its excellent transport links and proximity to employment opportunities.

Entrance
A secure intercom provides access to the property. Stairs lead to the flat.

Living Room
15' 3" x 13' 0" (4.64m x 3.96m)
The living room has a window to the front elevation, an electric heater and a carpeted floor.

Kitchen
7' 2" x 7' 8" (2.18m x 2.34m)
The kitchen has a window to the side elevation, vinyl flooring and a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob.

Bedroom One
14' 9" x 12' 11" (4.50m x 3.94m)
Bedroom one has a window to the front elevation, an electric heater and a carpeted floor.

En-suite
The en-suite has a WC, basin and a shower cubicle.

Bedroom Two
11' 3" x 8' 7" (3.42m x 2.61m)
Bedroom two has a window to the front elevation, an electric heater and a carpeted floor.

Bathroom
7' 2" x 6' 6" (2.18m x 1.97m)
The bathroom has an opaque window to the rear elevation, a WC, basin and a bath.

Outside
There is an allocated parking space.

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

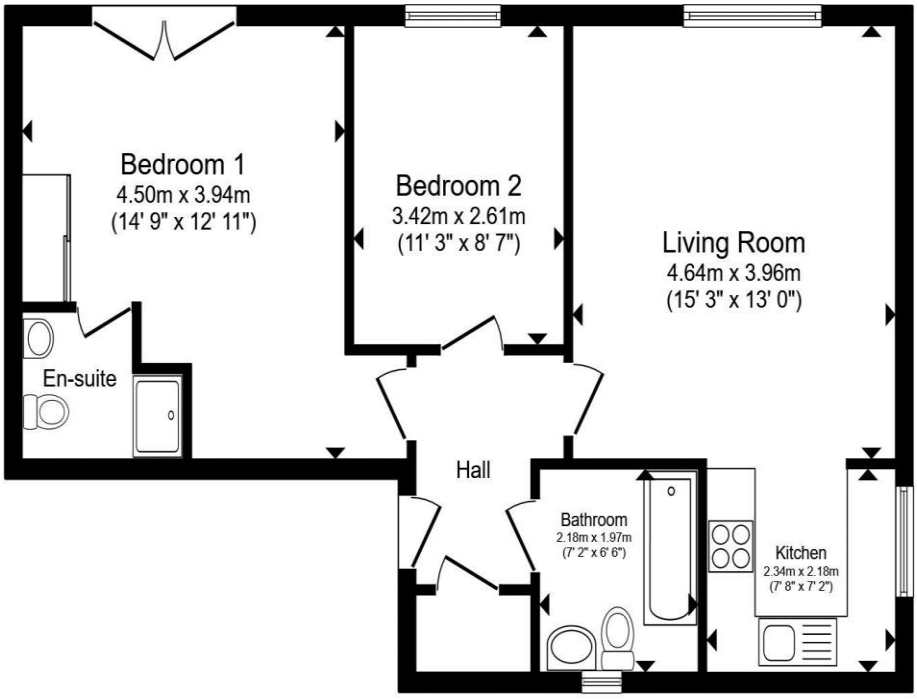
Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information
Band B: To confirm council tax banding for this property please view the websitewww.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.

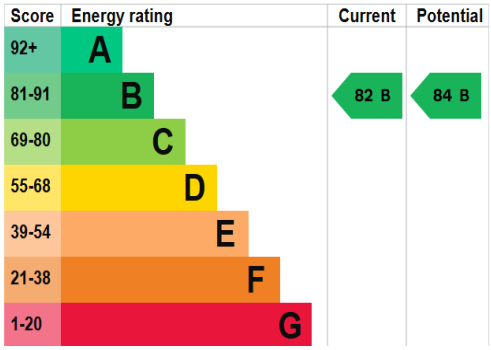




Total floor area 63.7 m² (686 sq.ft.) approx

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

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