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Welholme Road

Grimsby
DN32 0DR

Offers in the Region Of £120,000

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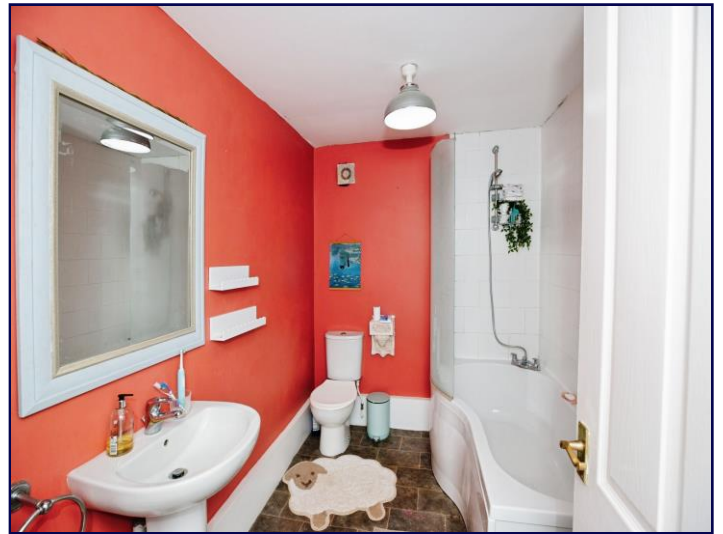
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Property Introduction

Crofts Estate Agents are delighted to bring to the market this impressive and characterful period apartment, enjoying a highly desirable position overlooking the beautiful People's Park. Offering spacious accommodation, a superb central location and access to extensive communal gardens and generous rear parking, this is an excellent opportunity for both owner-occupiers and investors alike. The property forms part of a particularly well-maintained period building, with the communal areas and grounds also cared for to a good standard. The flat itself is spacious and well presented, offering a versatile layout that combines traditional character with practical modern living. The accommodation briefly comprises a communal entrance hallway, private entrance into the apartment, front-facing lounge, lengthy inner hallway, generous double bedroom, further single bedroom, family bathroom and an impressive kitchen/diner. A particular highlight is the spacious kitchen/diner, which benefits from a balcony/fire-escape overlooking the attractive rear communal gardens, creating a lovely spot to enjoy the outlook and providing access down to the grounds. Externally, the property benefits from a large communal garden to the rear together with ample parking, providing excellent convenience for residents and visitors alike. The central location places a wide range of local amenities, shops, services and facilities within easy walking distance, making this an ideal choice for those seeking convenient town-centre living. The property is held on a 999-year lease commencing from 1992 and benefits from a monthly service charge of £75, which covers maintenance of the

communal gardens and hallways, window cleaning and communal lighting. With its attractive period setting, generous accommodation, balcony overlooking the gardens, excellent parking and enviable position overlooking People's Park, this is a property that offers considerably more than the typical apartment and early viewing is strongly recommended.

Communal Area

A beautiful reception hallway with intercom access gives you the first glimpse of the quality of this building and is without a doubt superbly maintained and kept by the residents. Staircase leading to the first and second floor apartments.

Apartment Hallway

With entry door the hallway is attractively presented and a split level landing. Velux window allowing for natural light to brighten the area. Central heating radiator.

Living Room

14' 8" x 14' 6" (4.46m x 4.42m)

Pleasantly presented and having a uPVC double glazed window to the front aspect. Central heating radiator.

Kitchen/Diner

13' 1" x 13' 1" (4.00m x 4.00m)

This well apportioned dining kitchen offers a good complement of fitted wall and base units along with contrasting work surfacing with inset stainless steel sink and drainer. Space and plumbing for a washing machine. Gas cooker point and space for a larger fridge freezer. Wall mounted gas boiler. Central heating radiator. French doors to the rear opening onto the balcony/fire escape.

Bathroom

9' 4" x 6' 7" (2.85m x 2.00m)

A modern bathroom equipped with a P-shaped shower bath, pedestal wash hand basin and a close coupled w.c. Central heating radiator. Tiled splashback to the bath/shower area. Fitted extractor fan.

Bedroom One

14' 5" x 10' 4" (4.40m x 3.14m)

Offering double glazed windows to the rear and side elevations. Central heating radiator.

Bedroom Two

10' 0" x 5' 8" (3.04m x 1.73m)

Single bedroom with Velux window and central heating radiator.

Balcony to rear

Outside

To the rear is a communal block-paved parking and turning area, providing convenient off-street parking. Beyond this lies a well-maintained shared lawned garden with mature trees, shrubs and planted borders, offering an attractive and peaceful outlook.

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





Total floor area 75.4 m² (811 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		