



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



Flat 2 1 Regent Gardens
Grimsby
DN34 5AT

Offers in the Region Of £95,000

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

FOR INVESTORS ONLY
(only part of the property is for sale)

A quality first floor two bedroom apartment situated on a purpose built private development close to Grimsby Town centre. Built in the seventies this development has stood the test of time and this apartment benefits from a neutral finish throughout. The development offers plenty of allocated parking and green spaces. Internal viewing will reveal the entrance hall, lounge, kitchen, two bedrooms and the bathroom.

Entrance hall

11' 5" x 2' 9" (3.49m x 0.85m)

Entered from the communal hall via a solid wood door the hall carpets, cream walls, radiator and pendant light.

Lounge

16' 5" x 11' 2" (5.00m x 3.40m)

A large space capable of having a dining table as well as being a lounge has two uPVC windows, carpet, pendant light and cream décor to coving.

Kitchen

9' 8" x 8' 5" (2.94m x 2.57m)

With light wood wall and base kitchen units and complimentary worktops this kitchen is well equipped with integral gas hob with extractor above, electric double oven and grill, fridge freezer, washing machine and one and a half sink. The kitchen also has a ceramic tiled floor, uPVC window with blind, ceiling light and mosaic stile splash back tiling.

Bedroom One

13' 3" x 11' 2" (4.03m x 3.41m)

With a carpet, cream décor, radiator, two uPVC windows and pendant light.

Bedroom Two

10' 0" x 8' 6" (3.06m x 2.58m)

With a carpet, cream décor, radiator, uPVC window and pendant light.

Bathroom

8' 5" x 6' 5" (2.57m x 1.95m)

Three piece white bathroom suite with light green tiled splash backs and white décor above. The bath has an electric shower over with glass shower screen, there is ceramic tiled flooring, extractor, storage cupboard and radiator.

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 and 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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

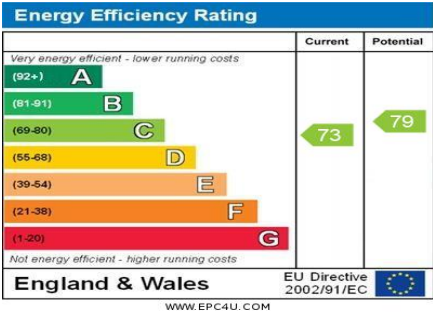
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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 APPROX. FLOOR AREA 577 SQ.FT. (53.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2014



DISCLAIMER - Although we have taken 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 enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. 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 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.