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St James Court, Grimsby



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When it comes to  
property it must be

  
lovelle



£135,000

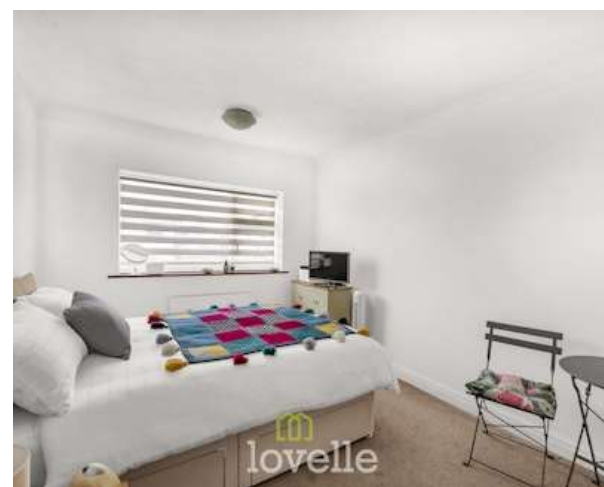


This well-presented, chain-free two-bedroom first-floor apartment features generous living spaces, a private balcony, driveway parking, and garden, set in a sought-after location near Grimsby town centre with excellent transport links and amenities nearby.

#### Key Features

- First Floor Apartment
- Sought After Town Centre Location
- Spacious Accommodation
- Driveway & Garden Access
- Two Bedrooms & Bathroom
- Lounge & Kitchen Diner
- EPC rating C
- Tenure: Leasehold







**\*\*NO CHAIN\*\***

Lovelle offer to market this first-floor, purpose-built apartment with no onward chain and situated in a sought-after location close to Grimsby town centre. The property features two bedrooms, including a double with built-in wardrobes and a very spacious single, making it suitable for a range of buyers. The immaculate accommodation includes a spacious lounge with a fire surround and electric fire, as well as a balcony that enhances the living space. The open-plan kitchen/dining area is well fitted, equipped with an oven and gas hob, plumbing for a washer and dishwasher, and offers generous storage.

Further benefits include uPVC double glazing, gas central heating, driveway parking, and garden space, providing comfort and convenience. Ample storage is available throughout.

Located within easy reach of Grimsby's central amenities, residents have nearby access to People's Park and the vibrant cafes and shops of the town centre. Regular local bus links connect to wider destinations, while Grimsby Town train station is approximately a 15-minute walk away, offering direct services to Cleethorpes, Barton-upon-Humber, and Lincoln, with journey times to Lincoln taking around 50 minutes. Excellent local schools and further green spaces enhance the appeal for prospective homeowners.

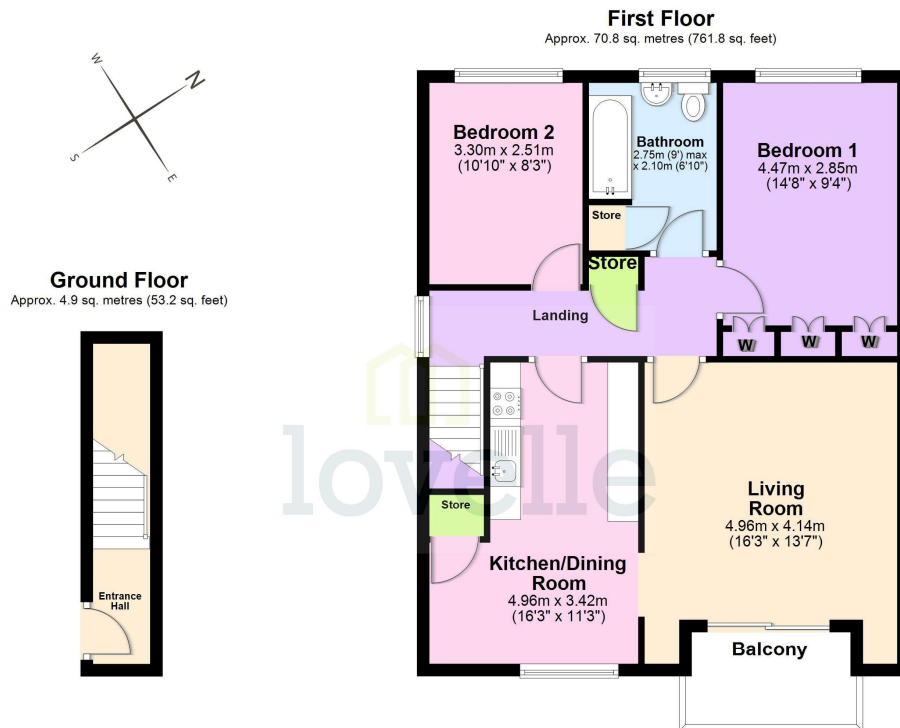
## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





Total area: approx. 75.7 sq. metres (815.0 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.  
Plan produced using PlanUp.

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