BETTLES, MILES & HOLLAND
Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU
Telephone: (01472) 691455 / 698698
Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:
www.bmhestateagents.com www.rightmove.co.uk
www.onthemarket.com www.zoopla.co.uk

PROPERTY FOR SALE
17 ORCHARD COURT, NEVILLE TURNER WAY, WALTHAM GRIMSBY

PURCHASE PRICE £75,000 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£75,000
TENURE	We understand the property to be Leasehold with a 125 year lease from 10th May 1990 and this is to be confirmed by the solicitors

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567
naea | propertymark PROTECTED
arla | propertymark PROTECTED
safeagent

17 ORCHARD COURT, NEVILLE TURNER WAY, WALTHAM GRIMSBY

Nestled in the heart of Waltham, Grimsby, this delightful ground floor flat at Orchard Court offers a perfect blend of comfort and convenience, particularly suited for those over 55. With no chain involved, this property is ready for a new owner to move in and make it their own.

Upon entering, you are welcomed into an entrance hall that leads to a brand new kitchen, designed with modern living in mind. The flat boasts a generous lounge, ideal for relaxation or entertaining guests. There are two well-proportioned bedrooms, providing ample space for rest and privacy. The shower room is both functional and stylish, catering to all your needs.

The property benefits from double glazing, ensuring warmth and tranquillity throughout the year, while electric heating adds to the comfort. Residents can also enjoy the secure communal gardens, perfect for a leisurely stroll or simply soaking up the sun and you have an allocated parking space.

Situated close to local amenities, this flat offers private easy access to shops, services, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. This charming flat is not just a property; it is a place to call home, waiting for you to enjoy all it has to offer.

FRONT



OUTSIDE PORCH

Next to the front door there is enclosed storage, ideal for your bins and includes shelving.

ENTRANCE HALL

Through a hardwood and glazed door into the hall with doors to the kitchen and lounge and there is a light to the ceiling.

17 ORCHARD COURT, NEVILLE TURNER WAY, WALTHAM GRIMSBY

KITCHEN

13'0 x 5'11 (3.96m x 1.80m)

The kitchen with a range of pale grey wall and base units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, hob with a stainless steel extractor fan above. A hardwood double glazed window, vinyl to the floor and a light to the ceiling. There is a walk-in cupboard with light and power and plumbing for a washing machine.



KITCHEN



17 ORCHARD COURT, NEVILLE TURNER WAY, WALTHAM GRIMSBY

LOUNGE

16'8 x 11'5 (5.08m x 3.48m)

The lounge with two hardwood double glazed window, an electric storage heater, a light and coving to the ceiling.



LOUNGE



HALL

With doors to the bedrooms and shower room. There is a built in substantial sized cupboard with electrics and a light to the ceiling.

17 ORCHARD COURT, NEVILLE TURNER WAY, WALTHAM GRIMSBY

BEDROOM 1

13'11 x 7'11 (4.24m x 2.41m)

This double bedroom with a hardwood double glazed window, an electric storage heater and there is a light to the ceiling.



BEDROOM 2/DINING ROOM

9'7 x 8'2 (2.92m x 2.49m)

With u.PVC double glazed French doors, an electric storage heater, a light and coving to the ceiling.



17 ORCHARD COURT, NEVILLE TURNER WAY, WALTHAM GRIMSBY

BEDROOM 2/DINING ROOM



SHOWER ROOM

10'0 x 6'8 max (3.05m x 2.03m max)

The shower room comprising of a shower enclosed with a Triton electric shower, a pedestal wash hand basin, chrome taps and a toilet. A hardwood double glazed window, part tiled walls, PVC Mermaid boarding to the shower area, a built in cupboard. There is vinyl to the floor, a chrome electric towel heater and a light to the ceiling.



17 ORCHARD COURT, NEVILLE TURNER WAY, WALTHAM GRIMSBY

OUTSIDE

The secure communal gardens are beautifully presented and well maintained for all the residents to enjoy and there is allocated parking. There is also an inlet to the side of the French doors which is ideal for storage needs.



OUTSIDE



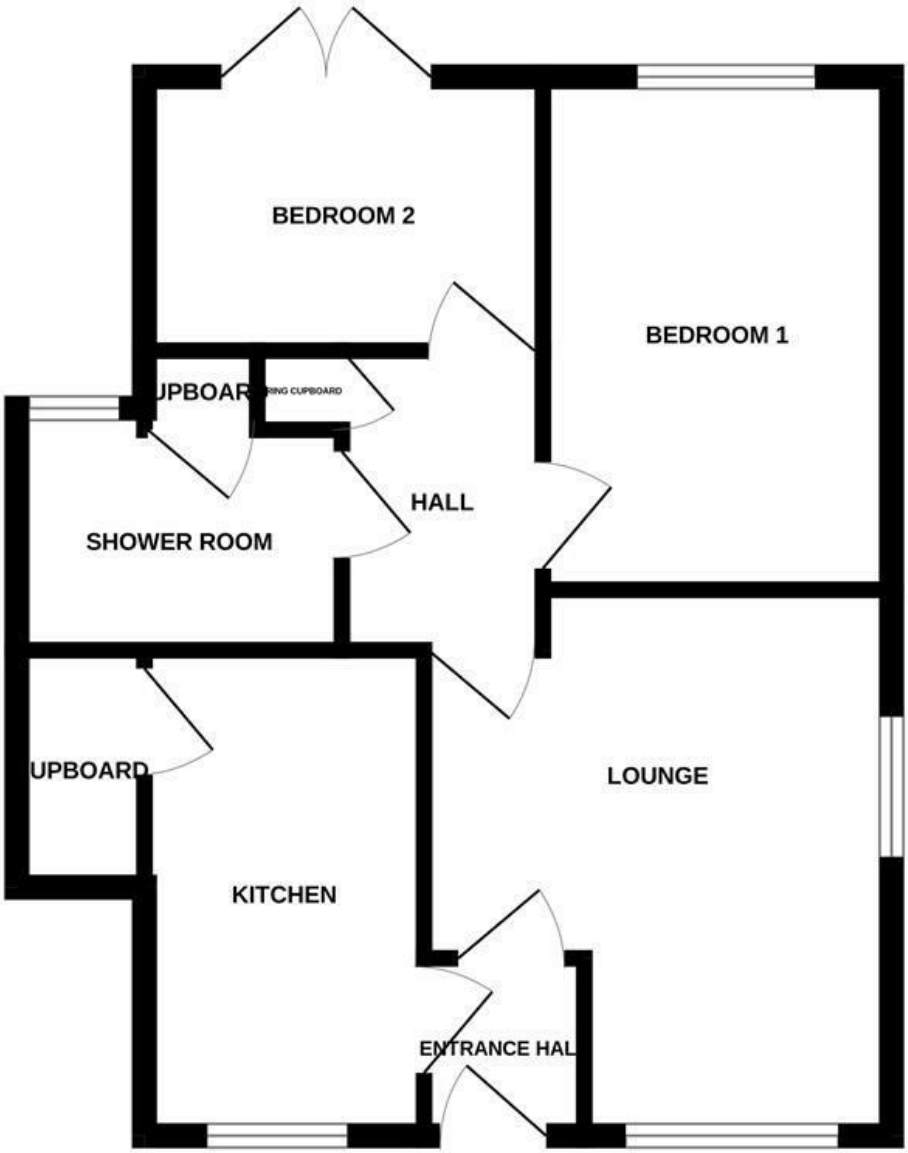
LEASE

Lease 125 years from 10th May 1990

There is a service charge payable of £217.30 per calendar month (this figure applies from 1st April 2026) which covers external building maintenance, maintenance to communal areas, gardening, window cleaning and also building insurance. All interested parties are advised to make their own enquiries. Potential buyers should be aware that there is a sinking fund associated to this property, further information can be obtained by calling the office or contacting the Management Company - Anchor, details as above.

The management company are: Anchor 2 Godwin Street Bradford BD1 2ST Telephone number:

GROUND FLOOR



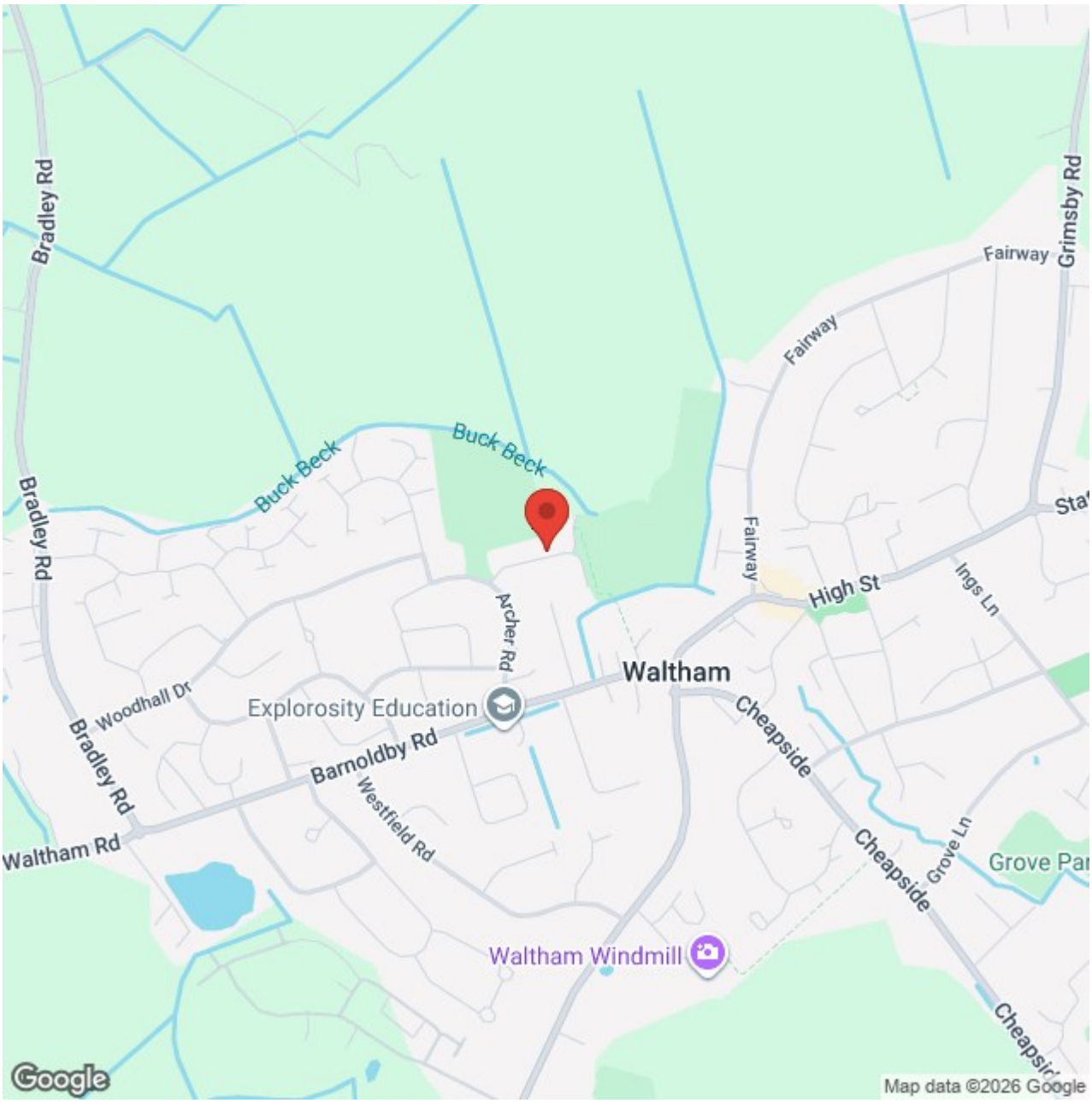
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-
Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% Inclusive of VAT (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland