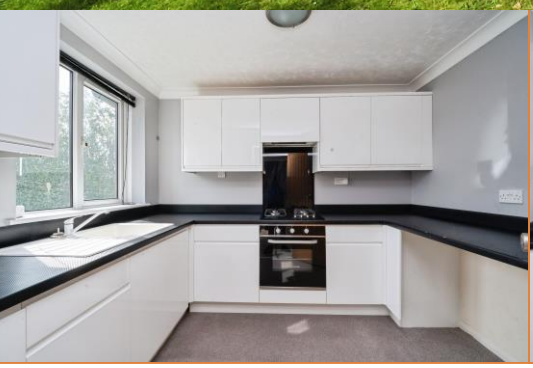
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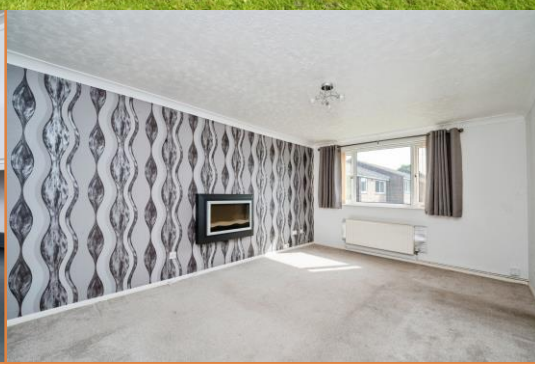
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Regent Gardens

Grimsby
DN34 5AT

Auction Guide Price £55,000

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Property Introduction
Offered for sale with no forward chain, this well-presented second-floor apartment on the popular Regent Gardens development represents an excellent opportunity for first-time buyers, downsizers or investors alike. Ready for immediate occupation, the property offers comfortable and low-maintenance living in a convenient Grimsby location. The accommodation is accessed via a secure communal entrance and briefly comprises a welcoming entrance hall leading to a spacious lounge, providing ample room for both relaxing and dining. The separate kitchen is well-proportioned and offers a practical layout with a range of storage and workspace, making it ideal for everyday living. There are two good-sized bedrooms, both offering flexible accommodation suitable for sleeping arrangements, guests or home working, while the bathroom is fitted with a modern suite and completes the internal layout. Externally, residents benefit from well-maintained communal garden areas, providing pleasant outdoor surroundings without the upkeep associated with a private garden. The development also offers communal parking, ensuring convenient access for residents and visitors. Ideally positioned for a range of local amenities, shops, supermarkets and transport links, the property enjoys easy access to Grimsby town centre and surrounding areas. Its move-in-ready condition and chain-free status make it an attractive proposition for buyers seeking a straightforward purchase. Combining spacious accommodation, practical living space and a desirable location, this attractive apartment offers excellent value and is ready for its next owner to move straight in and enjoy. Early viewing is highly recommended.

Entrance
The flat is entered through a secure intercom and stairs then lead up to the entrance of the flat.

Lounge
11' 2" x 16' 5" (3.40m x 5.01m)
The lounge has a window to the front elevation, a radiator and a carpeted floor. There is also an electric fire.

Kitchen
8' 6" x 9' 7" (2.59m x 2.91m)
The kitchen has a window to the rear elevation, vinyl flooring and a range of fitted units with a sink and drainer, an electric oven and gas hob.

Bedroom 1
11' 2" x 13' 2" (3.41m x 4.01m)

Bedroom 2
8' 6" x 10' 1" (2.58m x 3.08m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

The bathroom has partially tiled walls, a built in cupboard and a white suite with a WC, basin and bath with an electric shower and screen over.

Outside
With communal gardens and parking.

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

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

Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

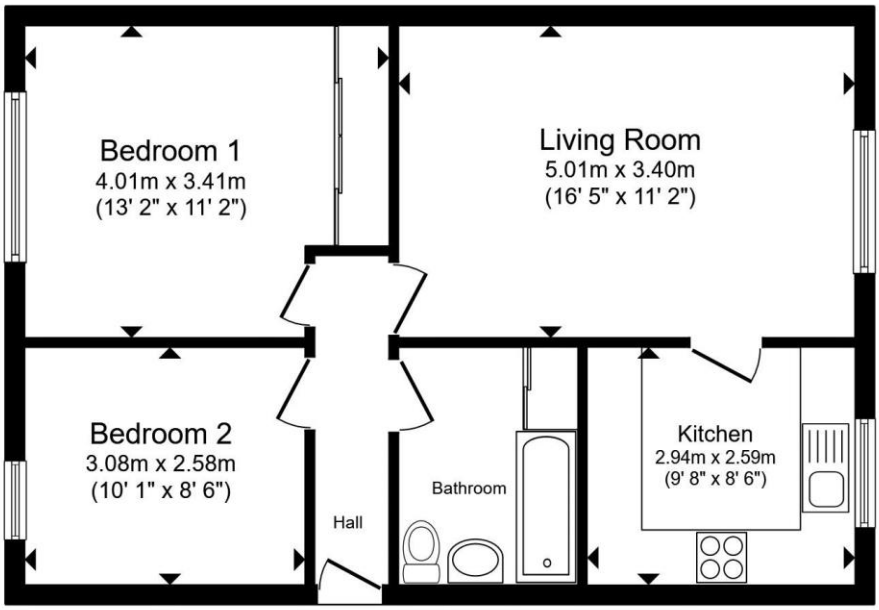
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Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Viewings



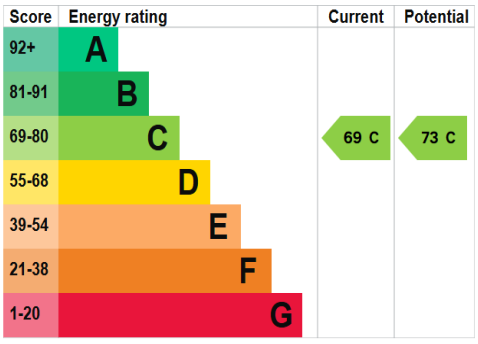




Total floor area 55.5 m² (597 sq.ft.) approx

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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