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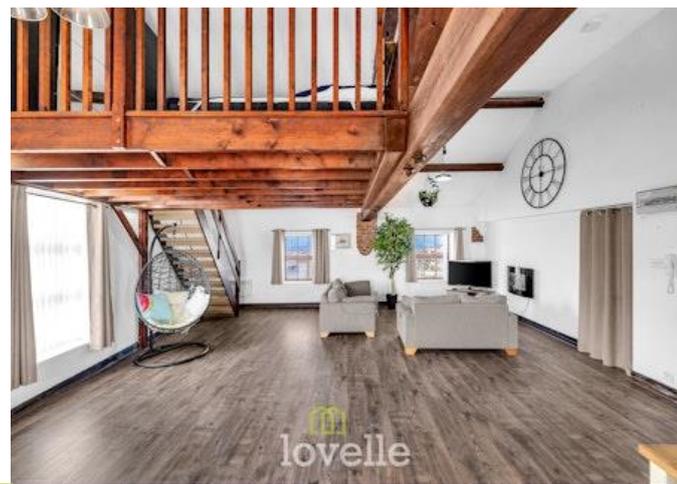


Victoria Wharf, Grimsby



When it comes to
property it must be


lovelle



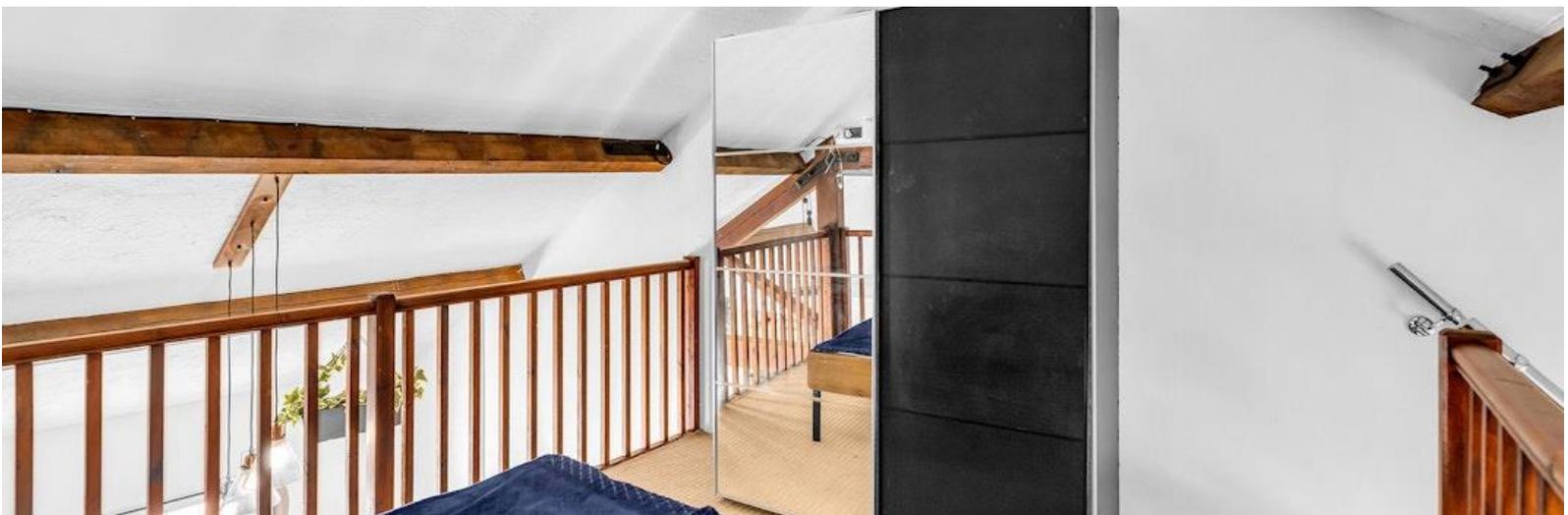
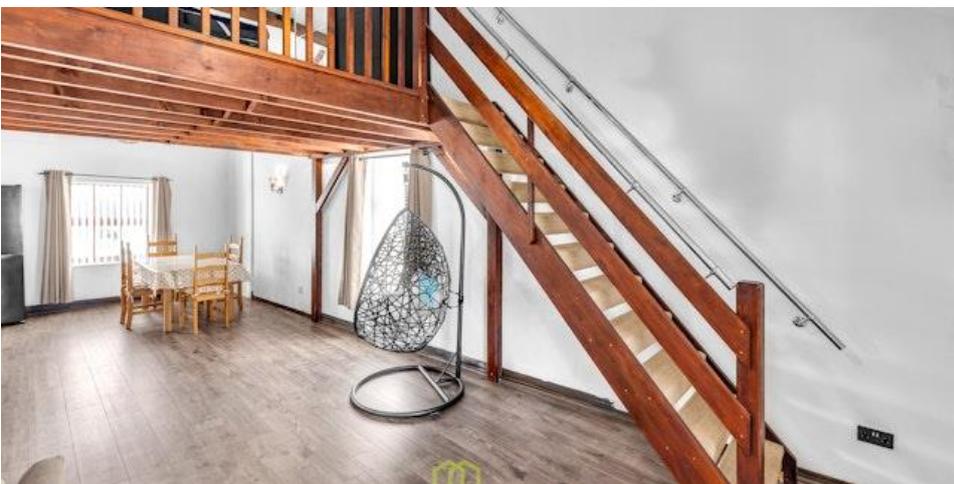
£97,500



A stylish one-bedroom penthouse apartment in a Grade II listed riverside building in central Grimsby, featuring a large open-plan living area with vaulted ceiling, mezzanine bedroom, modern kitchen and bathroom, lift access, resident parking, and convenient access to town-centre amenities and transport links.

Key Features

- Penthouse Apartment
- Grade II Listed Building
- Stunning Open Plan Layout
- Lift, Emergency Staircase & Car Parking
- Open Water Views
- Electric Heating & Timber Double Glazed Windows
- EPC rating E
- Tenure: Leasehold





****NO CHAIN****

Lovelle offer to market this one-bedroom apartment that occupies a seventh-floor penthouse position within the Grade II listed historic building Victoria Wharf, part of Victoria Mill, an established landmark upon the Grimsby skyline. The property forms part of a sympathetic conversion and benefits from lift access and a resident car park, providing a practical and well-presented home in a riverside setting.

The accommodation is arranged around a large open-plan living space, which combines lounge and dining areas beneath a vaulted ceiling to create a striking central hub. Timber double glazing and electric heating serve the space, while the open-plan fitted kitchen is arranged to one side, equipped with oven and hob, plumbing for a washer and plumbing for a dishwasher, together with a range of fitted units. This layout provides a sociable environment suited to a variety of lifestyles, from first-time buyers to professionals and retirees.

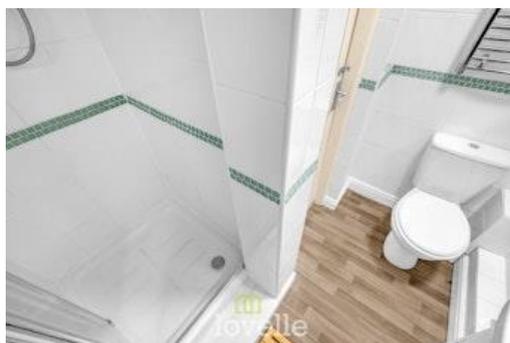
A key feature of the flat is the raised mezzanine-style double bedroom, which floats above part of the living space to provide a quirky but distinctive sleeping area. The bathroom is fitted with a modern suite including shower, sink and WC, complementing the overall contemporary finish. The property is offered with no chain, which may appeal to buyers seeking a straightforward purchase.

The building's riverside location places it within convenient reach of Grimsby town centre amenities. Freshney Place Shopping Centre, supermarkets, cafes and everyday services are all accessible nearby, while the wider town centre offers restaurants, leisure facilities and access to the docks and waterfront area.

Public transport connections are readily available. Grimsby Town railway station is within easy reach and provides regular services to destinations such as Cleethorpes, Manchester and Newark. Typical journey times are around 5-10 minutes to Cleethorpes, approximately 1 hour 20 minutes to Newark (with onward connections to London), and around 2 hours 30 minutes to Manchester Piccadilly, subject to timetables and changes. Local bus services operate from the town centre, offering routes across Grimsby and Cleethorpes, making the flat a practical base for commuting or leisure.

Outdoor and recreational spaces are also accessible. The riverside setting offers pleasant local walks, while the seafront and beaches at Cleethorpes can be reached by train or a short drive, providing additional leisure opportunities. A range of local amenities, including shops and services, are located in and around the town centre.

Viewings are advised.



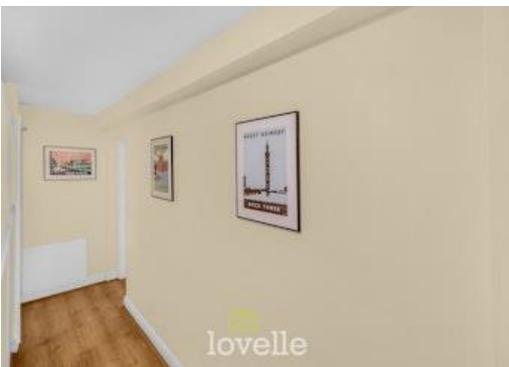


Disclaimer

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.

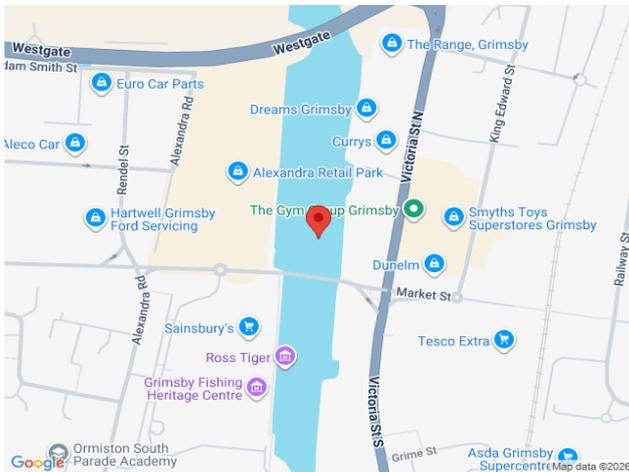
Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.



Penthouse

Approx. 90



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