

Buy. Sell. Rent. Let.



Bodiam Way, Grimsby



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Offers over £49,950



A chain-free one-bedroom flat in Grimsby, ideal for first-time buyers or investors, offering a reception room, kitchen and bathroom with double glazing and electric heating, close to town-centre amenities, parks, schools and good road and public

#### Key Features

- First Floor Flat
- Recently Refurbished
- Electric Heating & uPVC DG
- Modern Kitchen & Bathroom
- Ideal BTL Investment or First Purchase
- Town Centre Location
- EPC rating D
- Tenure: Leasehold



This one-bedroom flat is for sale in Grimsby and is likely to appeal to first time buyers and investors. The accommodation comprises one reception room, one kitchen and one bathroom, with double glazed windows and electric heaters throughout. The property is offered with no chain.

The flat is positioned within reach of a range of local amenities, including everyday shopping facilities and services in Grimsby town centre. Public transport links are accessible, with Grimsby Town railway station offering regular services to Cleethorpes, Lincoln and Manchester. Typical journey times are around 10 minutes to Cleethorpes, under an hour to Lincoln and around two and a half hours to Manchester, making regional and national connections straightforward. Local bus routes operate across the area, connecting residential streets with the town centre and surrounding districts.

Grimsby also offers a selection of primary and secondary schools, as well as further education options, together with leisure facilities, cafes and restaurants. The road network provides access towards the A16 and A180 for travel to the wider Lincolnshire and Humber regions.

### Disclaimer

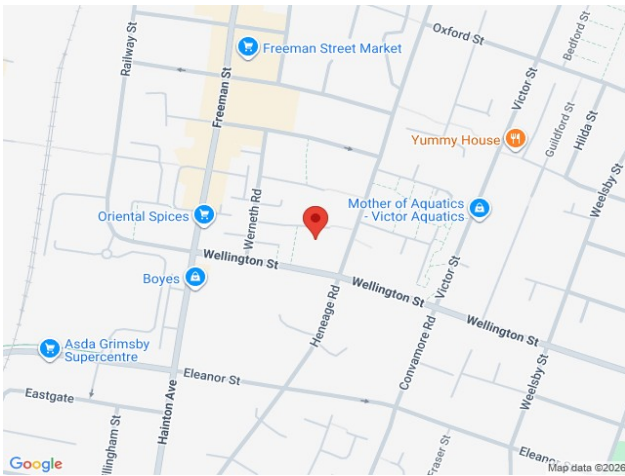
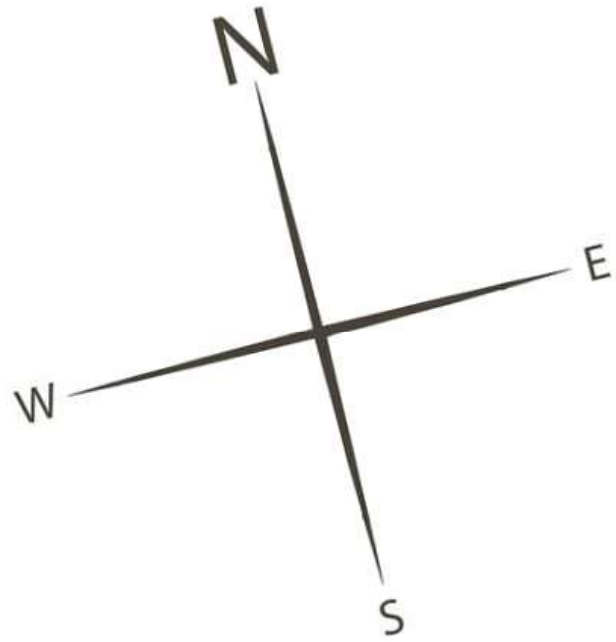
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

### Ground Rent & Service Charge

We have been advised from the seller that there is an annual ground rent of £10 and monthly service charge of £20 payable, we would recommend prospective purchasers to confirm this with their legal representative.



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