

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

15 GROSVENOR CRESCENT, GRIMSBY

PURCHASE PRICE £124,000 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£124,000

TENURE

We understand the property to be Leasehold with a 159 year Lease from 5th April 2013 to 4th April 2172 and this is to be confirmed by the solicitors



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Registered in England No. 4782567



15 GROSVENOR CRESCENT, GRIMSBY

Nestled in the heart of Grimsby on the prestigious Grosvenor Crescent, this delightful penthouse apartment presents an excellent opportunity for both first-time buyers and savvy investors. With its prime location, you will find yourself within walking distance of the bustling town centre, as well as being conveniently close to the Grimsby Institute and the Diana Princess of Wales Hospital.

Upon entering the property, you are greeted by a secure communal entrance that leads to a well-maintained staircase, guiding you to your new home. The apartment boasts a welcoming hall complete with a storage cupboard, ensuring that you have ample space for your belongings. The light and airy lounge is perfect for relaxation or entertaining guests, while the fitted kitchen/diner offers a practical space for culinary pursuits.

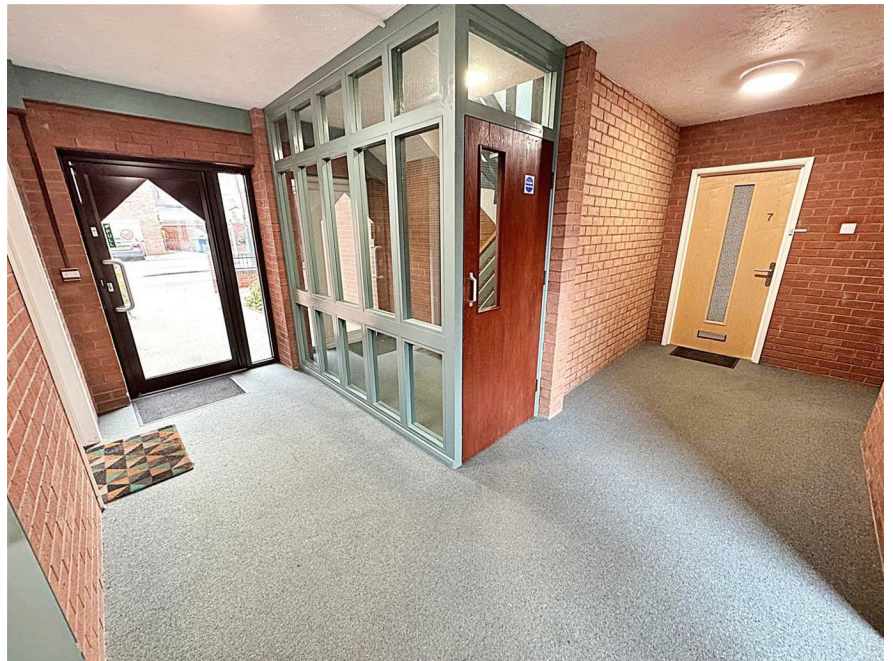
This charming residence features two generously sized double bedrooms, providing comfortable accommodation for individuals or couples. The modern shower room adds a touch of contemporary style and convenience to your daily routine.

Additional benefits of this penthouse include double glazing and gas central heating, ensuring warmth and comfort throughout the year. You will also enjoy the luxury of allocated parking for one vehicle, along with access to communal gardens, perfect for unwinding outdoors.

This property is a must-see, and viewing is essential to fully appreciate all that it has to offer. Don't miss out on the chance to make this lovely penthouse apartment your new home.

COMMUNAL ENTRANCE

Security entry system into the ground floor communal reception area with stairs to the third floor.



LANDING

Up the stairs to the communal landing with two u.PVC double glazed windows, a communal storage cupboard and door to apartment.

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ENTRANCE HALL

13'0 x 4'2 (3.96m x 1.27m)

Through a solid wood door into the hall with a central heating radiator, a storage cupboard, solid oak flooring, a light and loft access with pull down ladders to the ceiling.



LOUNGE

17'7 x 12'10 (5.36m x 3.91m)

With two u.PVC double glazed windows, a central heating radiator, an electric fireplace with surround, solid oak flooring, two wall lights, a light and coving to the ceiling.



15 GROSVENOR CRESCENT, GRIMSBY

LOUNGE



KITCHEN/DINER

17'7 x 8'4 (5.36m x 2.54m)

With a range of cream wall and base units, contrasting work surfaces incorporating a black sink unit with a chrome mixer tap and tiled splash backs. An electric oven and hob with an extractor fan above, plumbing for a washing machine and space for a fridge/freezer. A u.PVC double glazed window, a central heating radiator, the central heating boiler which was newly installed a year ago is housed within a cupboard, a telephone intercom, vinyl to the floor and two lights to the ceiling.



15 GROSVENOR CRESCENT, GRIMSBY

KITCHEN/DINER



BATHROOM

6'1 x 8'2 (1.85m x 2.49m)

The modern bathroom comprising of a walk-in shower, a vanity sink unit, a toilet and a wash tap, all with chrome fittings. PVC boarding to the walls, a chrome ladder style radiator, luxury vinyl tiles to the floor and spotlights to a PVC ceiling.



15 GROSVENOR CRESCENT, GRIMSBY

BEDROOM 1

11'3 x 11'1 (3.43m x 3.38m)

This double bedroom with a u.PVC double glazed window, fitted cupboards and bedside tables either side of the bed, a central heating radiator and a light to the ceiling.



BEDROOM 2

13'4 x 9'9 (4.06m x 2.97m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



15 GROSVENOR CRESCENT, GRIMSBY

OUTSIDE

Owners of the apartments will have access and use of the communal grounds and the apartment owns one parking space.



OUTSIDE



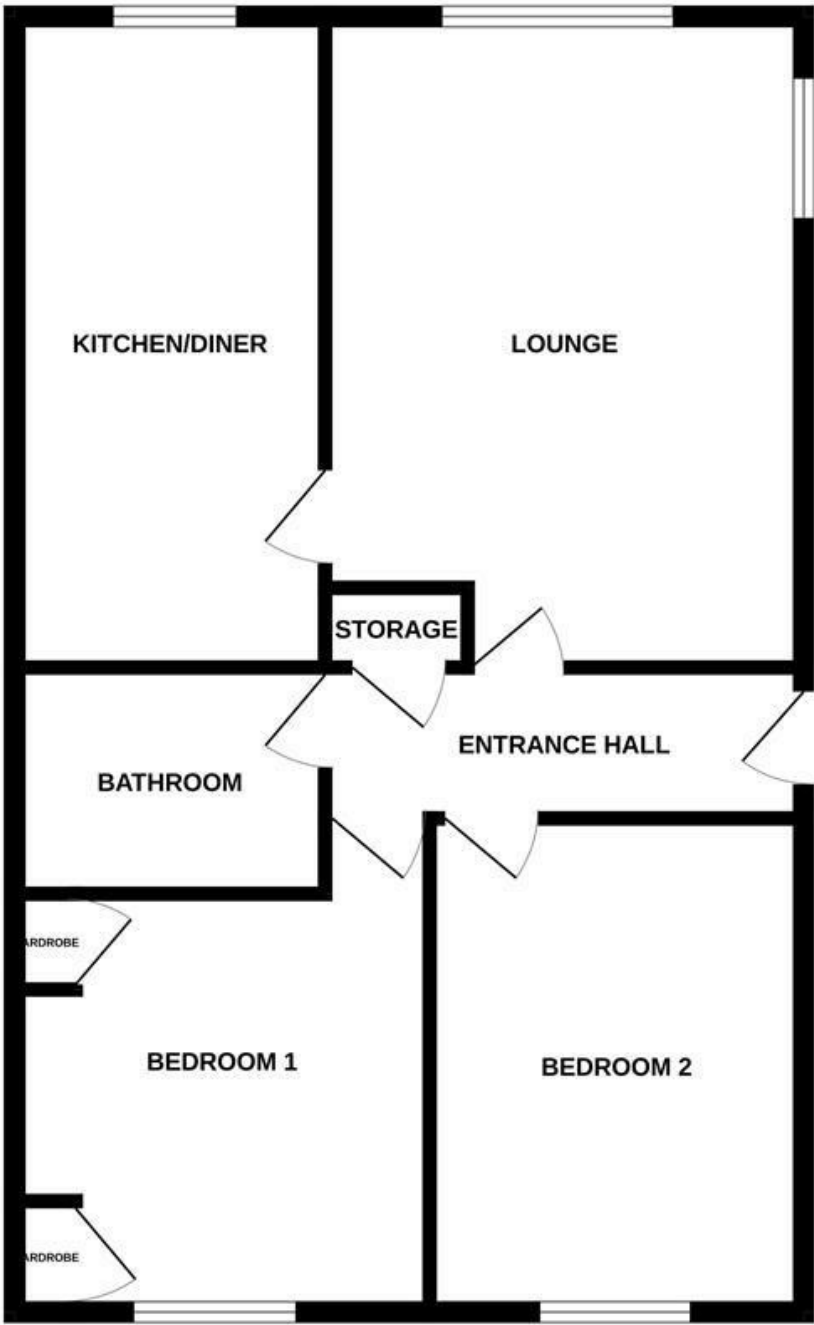
LEASE

The apartment is leasehold with a 159 year lease from 5th April 2013.

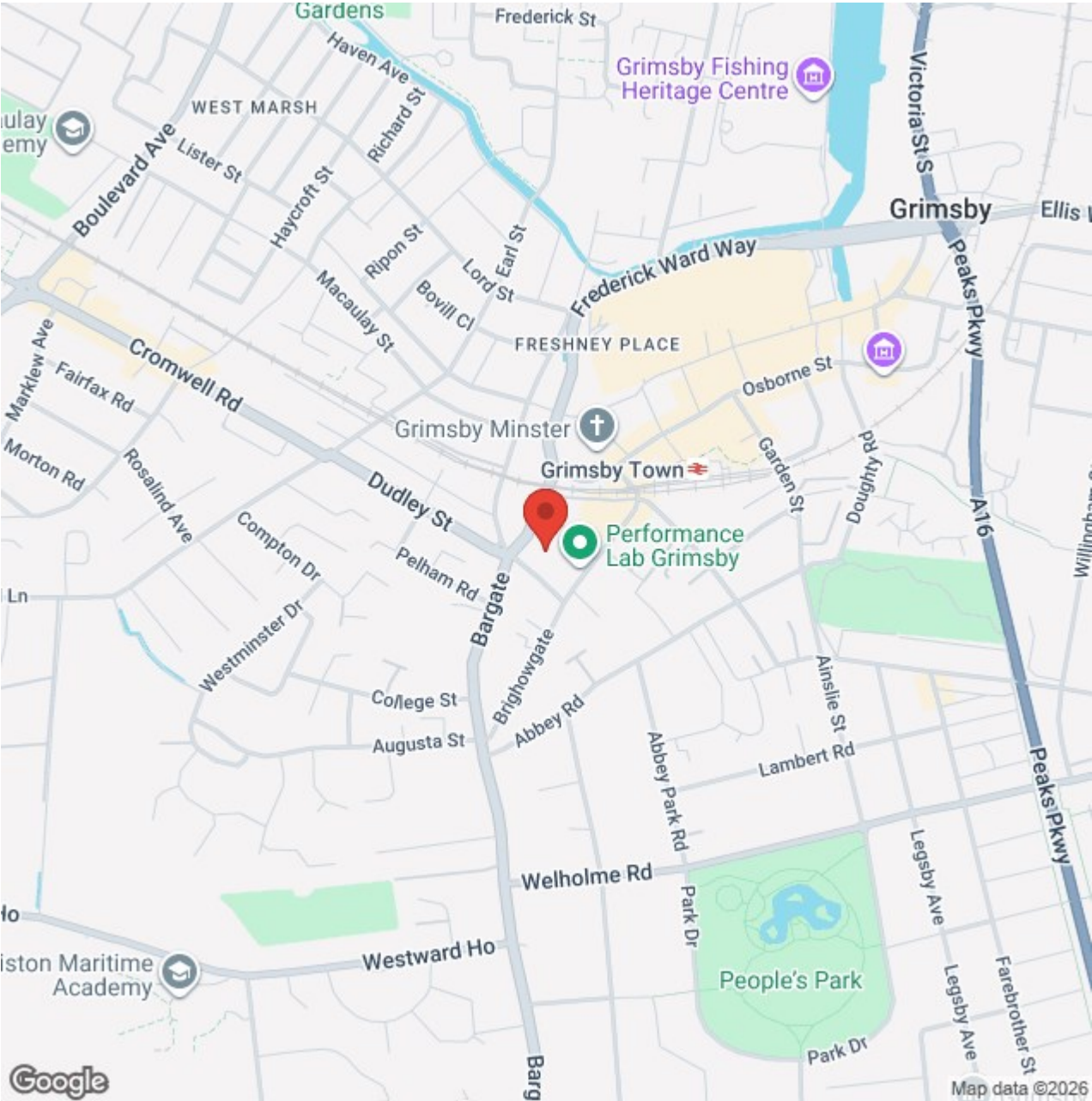
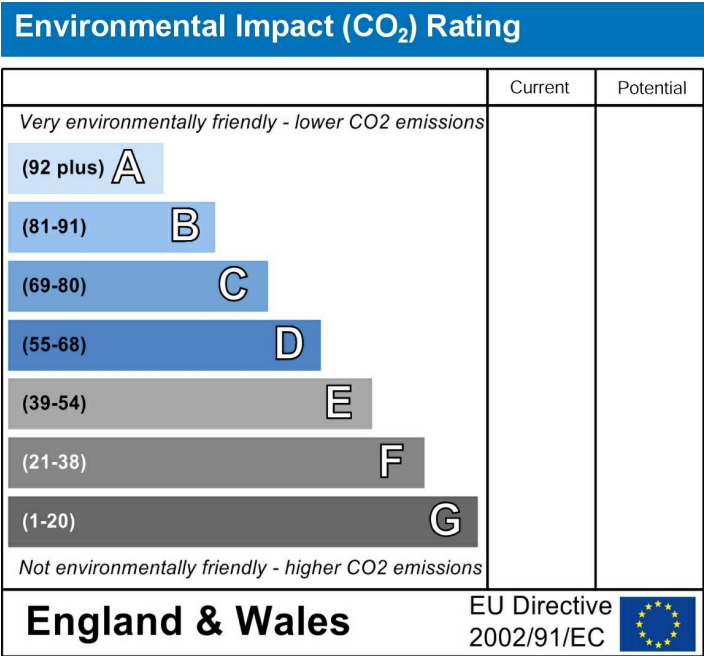
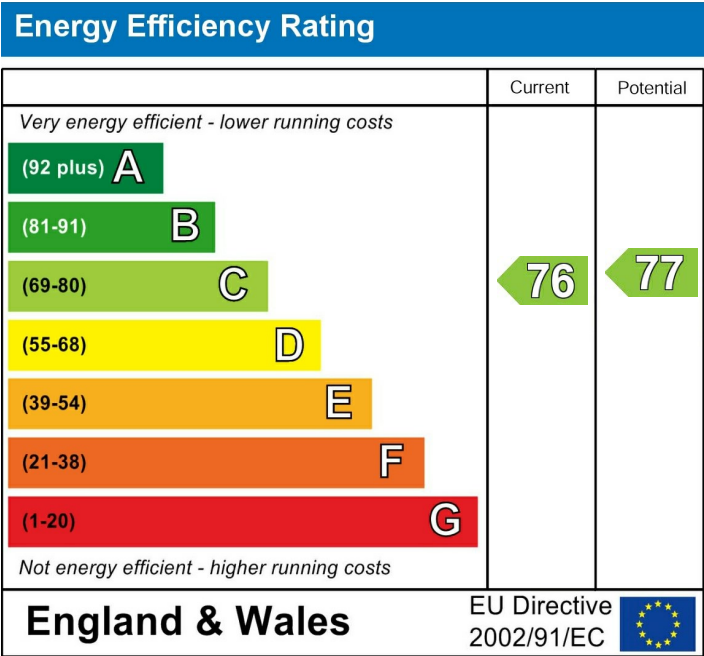
Peppercorn ground rent

Service Charge £375.00 every 6 months.

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.
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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:-

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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.**

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