

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

74A PETERSON DRIVE, NEW WALTHAM GRIMSBY

PURCHASE PRICE £115,000 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£115,000

TENURE

We understand the property to be Leasehold with a 125 year lease from 1st January 2013 and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



74A PETERSON DRIVE, NEW WALTHAM GRIMSBY

Nestled in the charming area of New Waltham, Grimsby, this immaculately presented first-floor apartment offers a perfect blend of comfort and convenience. Located on the popular Renaissance development, the property is ideally situated close to local amenities, making it an excellent choice for those seeking a vibrant community atmosphere.

Upon entering, you are greeted by a secure communal entry system, ensuring peace of mind. The apartment features a welcoming hall that leads to a spacious double bedroom, providing a serene retreat for rest and relaxation. The well-appointed bathroom is conveniently located, offering modern fixtures and a clean aesthetic.

Ascend the stairs to discover the heart of the home: a delightful kitchen, living, and dining area. This open-plan space is perfect for entertaining guests or enjoying quiet evenings at home. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere.

The apartment is equipped with double glazing and gas central heating, ensuring comfort throughout the year. Additionally, an allocated parking space at the rear of the building adds to the convenience of this lovely property.

This turnkey-ready apartment is an ideal opportunity for first-time buyers, professionals, or those looking to downsize. With its excellent location and modern amenities, it promises a delightful living experience in New Waltham. Do not miss the chance to make this charming apartment your new home.

COMMUNAL ENTRANCE

Accessed via double entrance doors, the building opens into a porch area featuring a secure entry system and individual mailboxes. Further double doors lead into the communal hallway, with stairs rising to the first floor. The apartment is accessed via a private entrance door from the landing.



ENTRANCE HALL

Through a composite door into the hall with doors to the bedroom and bathroom, a central heating radiator, a telephone intercom and stairs to the first floor accommodation.



BEDROOM

10'10 x 9'8 (3.30m x 2.95m)

A double bedroom with a u.PVC double glazed window, a walk-in cupboard/wardrobe, a central heating radiator and a light to the ceiling.



BATHROOM

5'7 x 5'8 (1.70m x 1.73m)

With a panelled bath, a chrome mixer tap, a plumbed shower and a glass shower screen, a pedestal wash hand basin with a chrome mixer tap and a toilet. Part tiled walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation with door to kitchen/living/dining area and a light to the ceiling.

KITCHEN/LIVING/DINING AREA

19'0 x 9'7 (5.79m x 2.92m)

The kitchen area with a range of cream wall and base units, contrasting work surfaces and up stands incorporating a stainless steel sink unit with a chrome mixer tap. An electric oven and hob with a stainless steel extractor fan above, plumbing for a washing machine and space for an under counter fridge. The central heating boiler is housed within a cupboard. A central heating radiator, vinyl to the floor and a light to the ceiling.

The Living area with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



74A PETERSON DRIVE, NEW WALTHAM GRIMSBY

KITCHEN/LIVING/DINING AREA



KITCHEN/LIVING/DINING AREA



74A PETERSON DRIVE, NEW WALTHAM GRIMSBY

KITCHEN/LIVING/DINING AREA



OUTSIDE

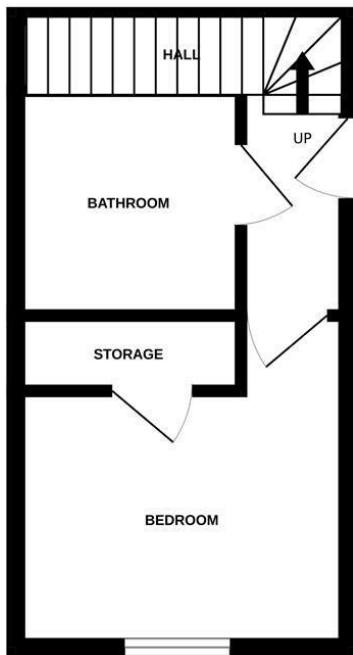
One allocated parking space in car park at rear of the building.

LEASE

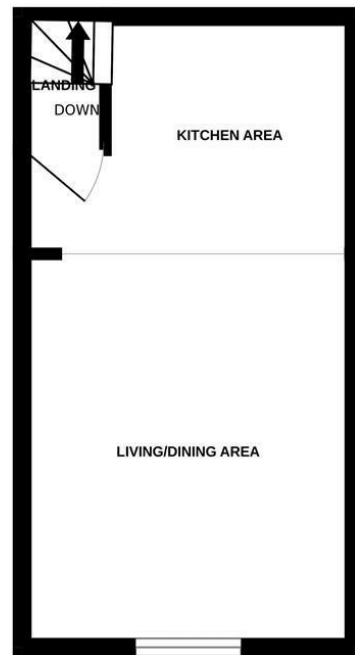
125 year lease from 1st January 2013 to 1st January 2138 - 111 years remain.

Service charges £1,864.50 yearly payable every 6 months.

GROUND FLOOR



1ST 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



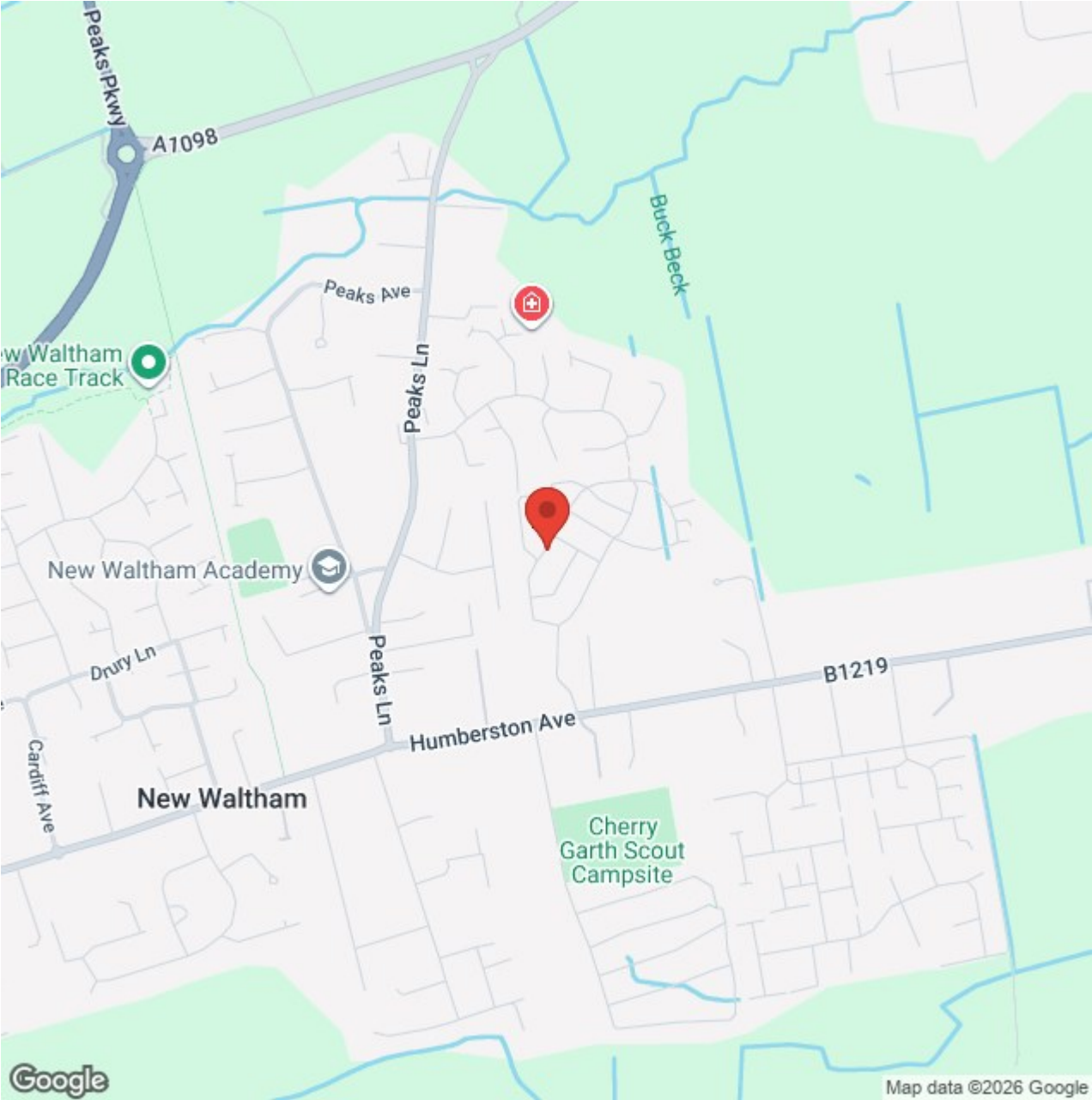
Environmental Impact (CO₂) Rating

	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