



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

Please note only part of the building shown is for sale



## Queens Court

Grimsby  
DN34 5TT

£87,950

Crofts estate agents are delighted to be able to bring to the market this well presented one bedroom ground floor apartment located in the sought after over 55's complex just off Cambridge Road. The apartment comprises of an entrance porch, hallway with ample storage and a utility cupboard, well proportioned double bedroom, spacious lounge/diner and a kitchen. The lounge was extended into what was the second bedroom and for those wishing to do so, would be a simple job to reinstate the second bedroom. Offering the benefits of uPVC double glazing and electric heating along with allocated parking. There is a small patio area outside of the lounge. One of the benefits to this pleasant development is there is a range of communal facilities including a lounge with WI-FI, on-site laundry and the option to use a guest room. The complex also runs social activities, including coffee mornings, games evenings and organised day trips. No forward chain on the vendors side.

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#### Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door through to the hallway.

#### Hallway

The hallway offers an electric radiator and has three useful storage cupboards along with a good sized walk in understairs storage area.

#### Lounge/Diner

24' 7" plus bay x 10' 5" (7.496m x 3.163m)

The lounge diner has been extended into what was originally a second bedroom to the front and it would be quite easy to reinstate the bedroom if required. The dining area offers a uPVC double glazed window to the front elevation. Electric radiator. Carpeted flooring. The lounge has a laminate floor and again has an electric radiator. Electric fire with surround.

#### Kitchen

10' 11" x 5' 7" (3.338m x 1.705m)

The kitchen offers a range of fitted wall and base units with contrasting work surfaces and tiled splashback with inset one and a half sink and drainer. Plumbing for a washing machine. Fitted extractor. uPVC double glazed window.

#### Bedroom One

13' 1" x 10' 11" (3.976m x 3.337m)

With uPVC double glazed window, this double bedroom has a electric radiator.

#### Shower Room

7' 8" x 6' 11" (2.325m x 2.118m)

This well proportioned shower room has a uPVC double glazed window to the front elevation. Equipped with a close coupled w.c., vanity wash hand basin and walk in shower cubicle. Splashback tiling. Chrome central heating towel radiator.

#### Outside

To the front of the apartment there is various communal lawned areas and pathways. There is an allocated parking space at the front of the apartment and communal parking. To the rear of the property there is a private patio area which is laid to artificial grass with a raised brick border and this is surrounded by communal lawned garden. The development also offers a communal lounge where residents can get together and enjoy each others company or to enjoy the various events that are on. The site also offers a onsite laundry.

#### Additional Information

We understand the property is a leasehold with a 125 year lease from July 1987 and the ground rent is £78.00 per annum. We understand that a rent review is scheduled for July 2037. We

understand the property is also subject to a service charge, which covers items including the maintenance of the internal and external communal areas, window cleaning, buildings insurance and the emergency call service. We are advised that the service charge currently stands at £206.77 per calendar month, but that it is subject to an annual review and therefore may change.

#### **Tenure**

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

#### **Services**

All mains services with the exception of mains gas 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.

#### **Viewings**

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 website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

#### **Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

#### **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.

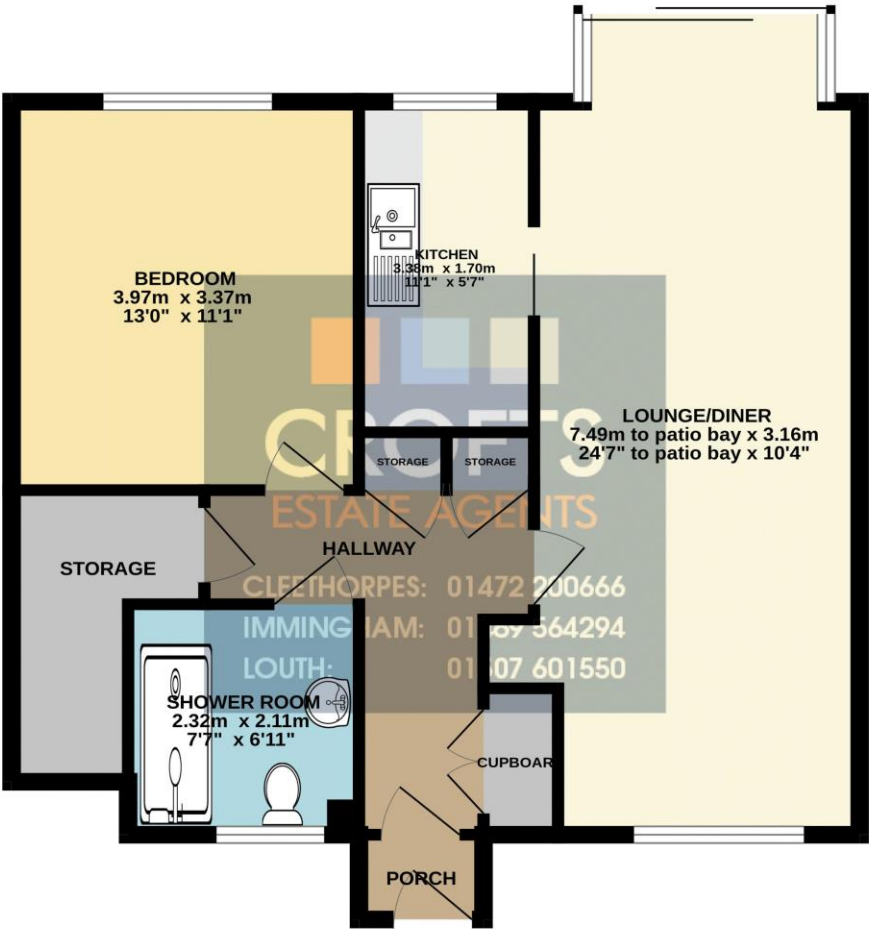
#### **Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
64.1 sq.m. (690 sq.ft.) approx.



TOTAL FLOOR AREA : 64.1 sq.m. (690 sq.ft.) approx.  
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.