



Coningsby Drive

Grimsby
DN34 5HG

£77,950

Crofts Estate Agents are delighted to offer for sale this well presented two bedroom first floor two bedroom flat which is vacant possession. The flat comprises of hallway, well proportioned lounge, a modern kitchen, two double bedrooms and a bathroom. Low maintenance shared courtyard garden. The property is located in a quiet area which lies within close proximity to a wide variety of local amenities and bus links. The property also benefits from uPVC double glazing and gas central heating throughout. This property also has an allocated parking space. With added bonus of an extended lease at the time of advertising there is 189 years remaining, viewings are highly advised. NO CHAIN



NOTE

The Owners have recently extended the lease providing well over 100 years remaining

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

www.facebook.com/croftsestateagents



Tenure

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

Services

All mains services 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

Free Valuations

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

Property Management

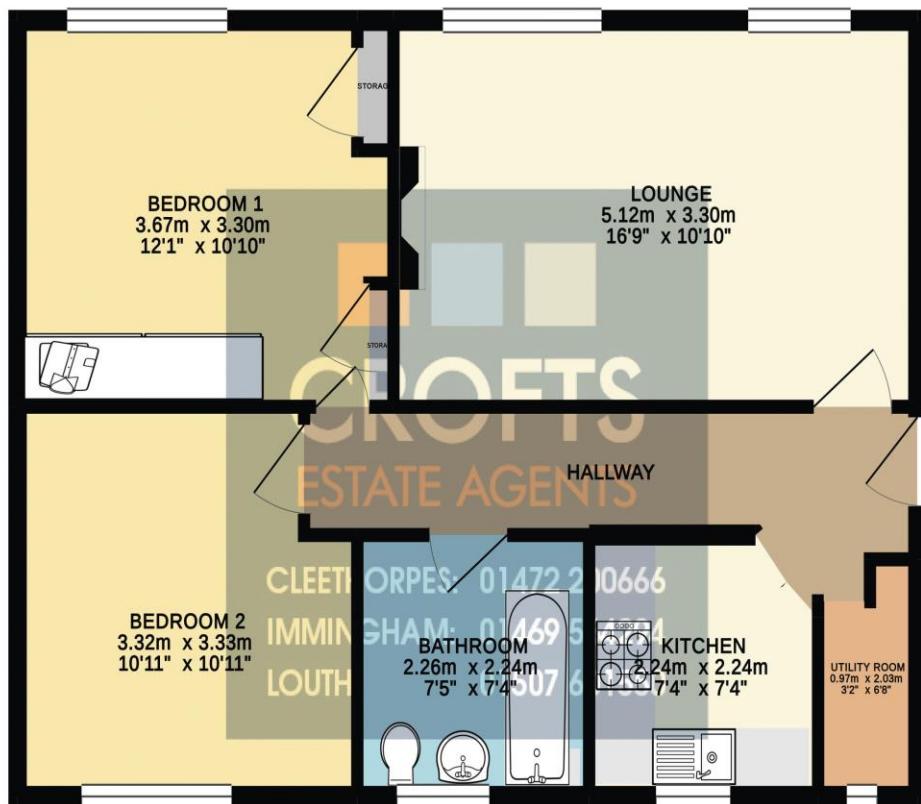
We offer a full property management service, offering full and
comprehensive credit and referencing checks detailed
photographic inventories and regular property inspections to
name just a few of our services.

Mortgage and Financial Advice

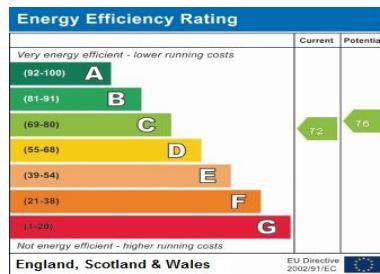
With access to the whole of the mortgage markets, Crofts Estate
Agents in connection with The Mortgage Advice Bureau will help
you find the best mortgage to suit your needs. The Mortgage
Advice Bureau will act on your behalf in advising you on
mortgages and other financial matters

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

GROUND FLOOR 58.3 sq. m.
(628 sq. ft.)



TOTAL FLOOR AREA : 58.3 sq. m. (628 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.
Made with Interact 3D 2019



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 enquiries, 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.