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



**44 Grosvenor Crescent
Grimsby
DN32 0QJ**

**Offers in the Region Of
£88,500**

Crofts are pleased to present this ground floor one bedroom flat for sale in Grimsby town centre. The property comprises of entrance hall, bathroom with separate bath and shower, nice modern kitchen with good storage spaces, large living room, and a good sized double bedroom. The flat also has storage cupboards in the hallway. Gas central heated throughout and uPVC windows makes this property very economical and ideal for a single occupant or professional couple.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Communal entrance

A well maintained space leads to all the properties on this block and is entered through locked glass doors. This can be opened by an intercom system found inside the entrance hall.

Entrance hall

The entrance hall has new grey carpet, fresh white decor, radiator, pendant light, storage cupboard for jackets and shoes which could be turned into a utility cupboard and airing cupboard with shelving.

Kitchen

9' 10" x 8' 10" (3m x 2.7m)

Modern kitchen with plenty of storage space, uPVC A gorgeous kitchen with grey wall and base units with grey work tops and sink drainer over to three sides, integral gas hob with extractor over, electric oven grill, space for low level fridge freezer and or washing machine/dishwasher. The room has splash back tiling, tile effect vinyl floor, radiator, white decor and ceiling light, the room has two uPVC windows to two elevations.

Lounge diner

13' 9" x 13' 1" (4.2m x 4m)

A spacious room has space for both dining and lounging, the room has new grey carpet, fresh white decor to dado rail and coving, the room has pendant light, radiator and two uPVC windows to two elevations.

Bedroom

11' 2" x 9' 10" (3.4m x 3.0m)

The double bedroom has new grey carpet, fresh white decor to coving and dado rail, there is built in storage, a uPVC window, radiator and ceiling light.

Bathroom

8' 10" x 5' 7" (2.7m x 1.7m)

The bathroom has a matching white three piece bathroom suite with separate shower cubicle. There is white splash back tiling, white decor, radiator, grey wood effect vinyl floor, down lights and uPVC frosted window to the front.

Communal gardens

The grounds of this large development are very well maintained by the fabulous residents association and there are various areas to enjoy these grounds subject to the rules of the lease.

Allocated parking

Within the grounds are allocated parking spaces which are numbered, there are also a number of visiting spaces.

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

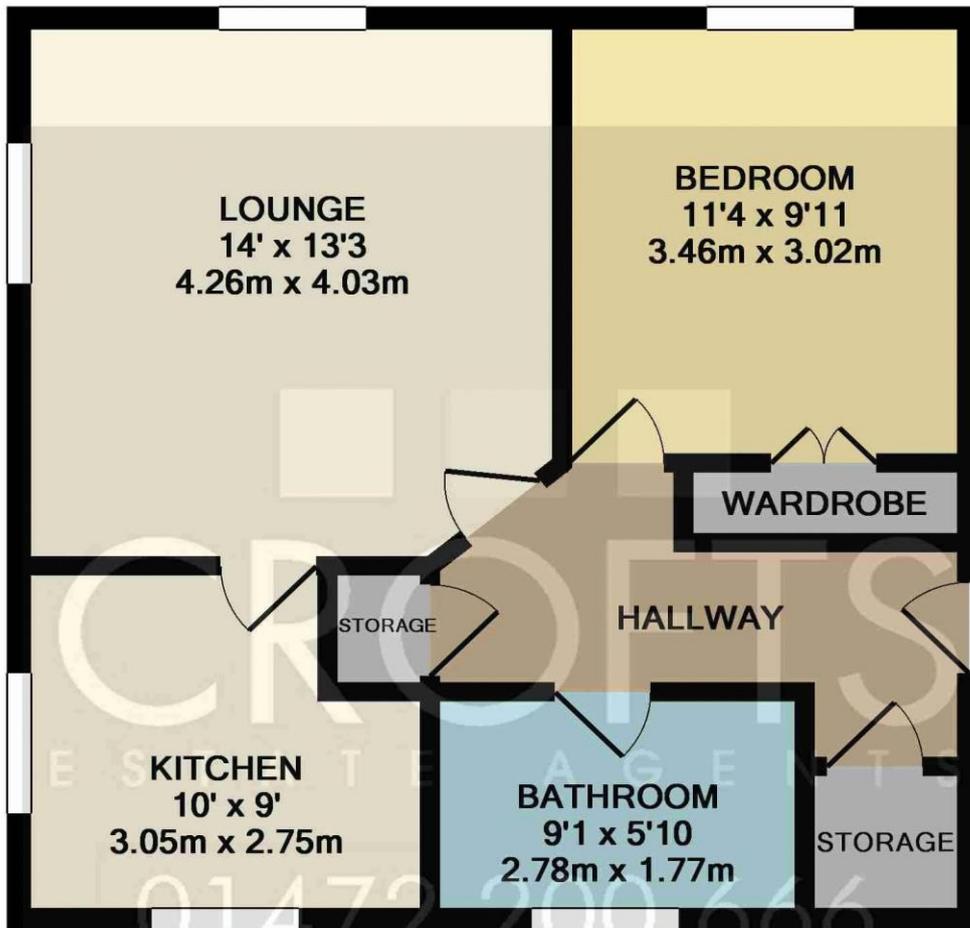
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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





TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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