



CROFTS ESTATE AGENTS

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



Tetney Road

Grimsby
DN36 4JF

Auction Guide Price £150,000

Part of an exclusive development of only five properties, Crofts are delighted to offer this well presented, stylish and sizeable two-bedroom apartment to the market. Being built in 2006 by the reputable Keigar Homes with a communal car park and entrance hall with intercom entry system. The property is in walking distance of a range of amenities, including village shops, an exclusive health club in addition to being in the catchment area for local primary and secondary schools. Internal viewing will reveal a fresh and modern finish throughout and a versatile living spaces with an entrance hall, lounge-diner, kitchen, two double bedrooms, an en-suite and the bathroom. There is also the snug which could be a home office, nursery or be used in many other ways.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

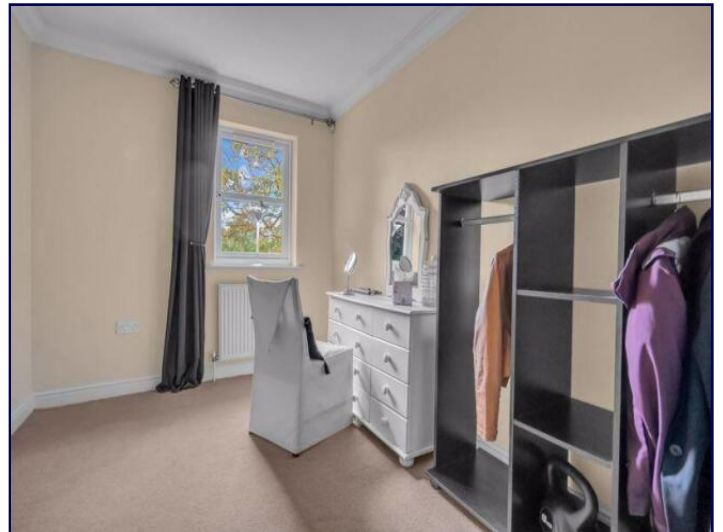
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Communal Entrance

The ground floor apartment is reached via a spacious entrance hall with impressively styled staircase to the first floor, with glass and polished steel side furniture.

Lobby

A carpeted lobby leads into the apartment.

Entrance Hall

The entrance hall reveals access to the loft, coving to the ceiling, a radiator and a carpeted floor. There is also a spacious cupboard with plumbing for a washing machine and a space for a tumble dryer.

Lounge/Diner

19' 0" x 10' 2" (5.80m x 3.10m)

The lounge-diner has two windows to the side elevation, coving to ceiling, a radiator and a carpeted floor.

Kitchen

10' 2" x 9' 10" (3.10m x 3.00m)

The kitchen has a window to the rear elevation, a tiled floor and a range of modern fitted units with a one and a half sink and drainer, an electric oven and gas hob with an extractor over.

Snug/Study

6' 11" x 6' 11" (2.10m x 2.10m)

Ideal for anything from a cozy work place, nursery, bedroom or even ideal for storage.

Bedroom One

11' 2" x 13' 1" (3.40m x 4.00m)

Bedroom one has a Juliet balcony to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

En-suite

5' 11" x 6' 11" (1.80m x 2.10m)

The en-suite has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a shower cubicle.

Bedroom Two

7' 3" x 11' 2" (2.20m x 3.40m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

5' 11" x 7' 3" (1.80m x 2.20m)

The bathroom has partially tiled walls, a heated towel rail and a tiled floor. There is also a modern suite with a WC, basin and a bath.

Outside

The front of the property houses the communal parking area with allocated spaces for each apartment. There is also a discreet communal bin area. The parking area has sliding fob operated entry gates for vehicle and locked pedestrian access gate.

Ground Rent

When purchasing on this development you are automatically an owner of the freehold of the property and part of the St Peters View management company along with the other owners of the 4 other apartments. At present the owners do not charge themselves a ground rent.

Service Charge

The service charge is £60 pcm. There is a 125 year lease on the property running from 2006. The service charge covers window cleaning, garden maintenance, building insurance and accountancy fees. Cleaning is currently done by the residents.

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 C: 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.

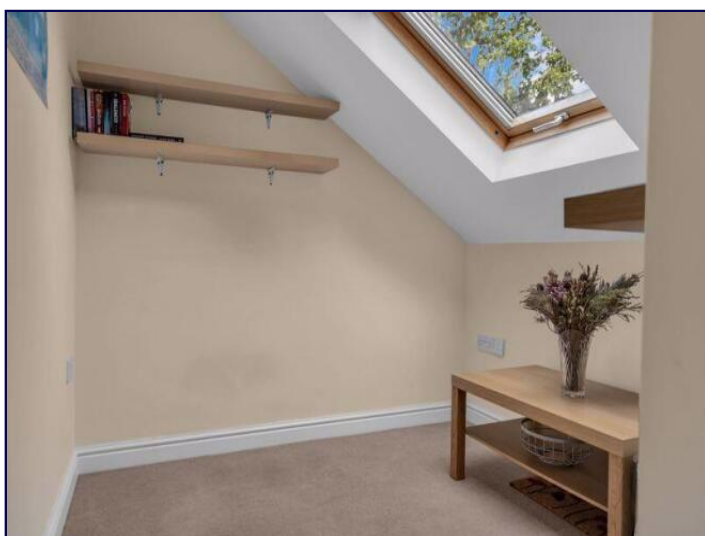
Property Management

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.

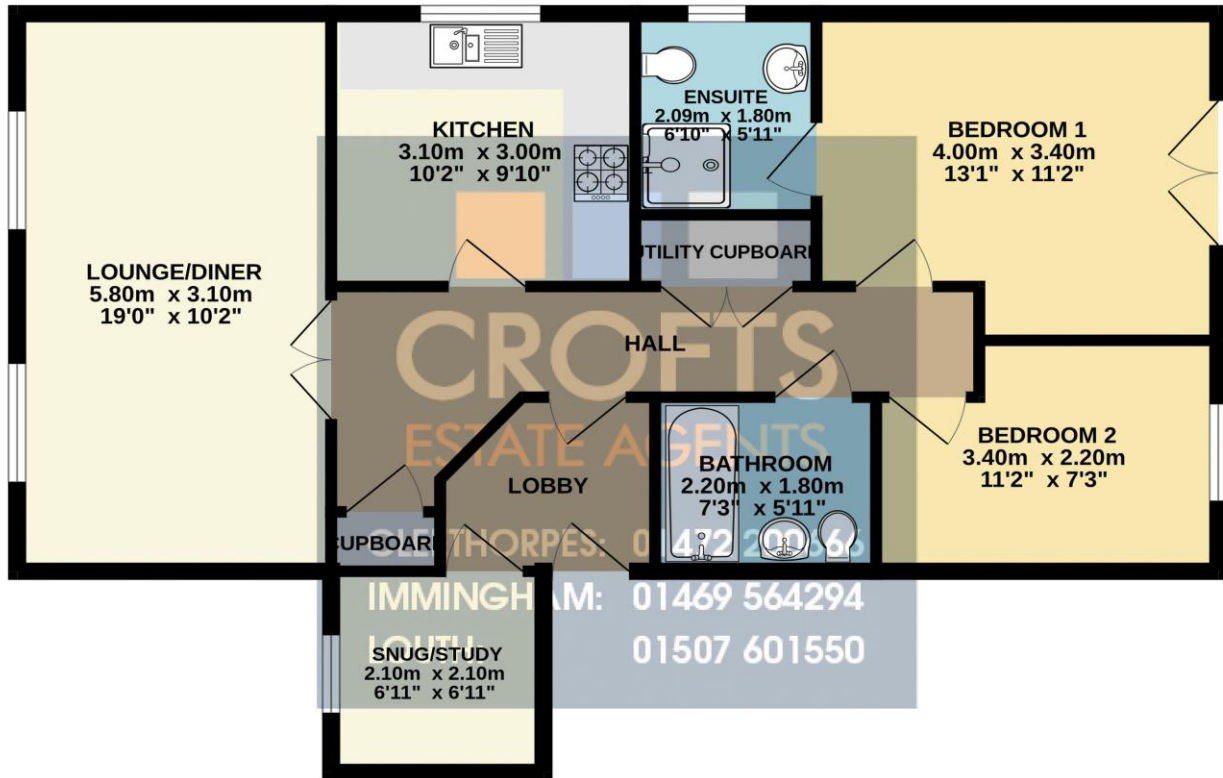
Mortgage and Financial Advice

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.



GROUND FLOOR
73.7 sq.m. (794 sq.ft.) approx.



TOTAL FLOOR AREA : 73.7 sq.m. (794 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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