



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**Abbey Road**

**Grimsby  
DN32 0HW**

**Monthly Rental of £720,  
Deposit of £830**

Crofts Estate Agents are pleased to advertise on the rental market, this converted two bedroom bungalow, which was a former care home. The building now contains 5 luxury apartments and four luxury bungalows. These residential apartments are set within leafy walled grounds, close to the Grimsby town centre. This end of terrace character bungalow is set at the back of the main building giving it privacy. Having recently been refurbished throughout, this bungalow comprises a contemporary open plan living layout, two bedrooms and a family bathroom. Each apartment has an allocated parking bay with guest parking available. Leafy communal gardens surround and screen the property to the front and side of the property. Viewings are highly recommended!

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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#### Entrance Hall

3' 11" x 16' 6" (1.19m x 5.03m)

Beige painted walls. Brown carpet. Black wooden front door. x4 Spotlights.

#### Open plan kitchen/diner/lounge

15' 1" x 16' 6" (4.60m x 5.03m)

Freshly painted grey walls. Soft grey carpet fitted to the lounge side, with grey herringbone flooring to the kitchen half. The kitchen area has white gloss tiled splashback. Grey wall and under counter cupboards with a black roll top work surface. There is an integrated electric oven with 4 ring gas hob and an extractor hood. Chrome sink with drainer and mixer tap. Under counter space for a washing machine and space for a free standing fridge freezer. Double glazed wooden window. Radiator. 6 spotlights. Boiler cupboard.

#### Bedroom One

8' 11" x 14' 11" (2.71m x 4.54m)

Freshly painted grey walls. Brown Carpet. White radiator. Single light pendant. Wooden double glazed window.

#### Bedroom Two

8' 11" x 11' 1" (2.73m x 3.37m)

Freshly painted grey walls. Brown Carpet. White radiator. Single light pendant. Wooden double glazed window.

#### Bathroom

5' 8" x 6' 11" (1.72m x 2.10m)

White painted walls with white gloss, brick effect tiles around the suite. Grey marble effect tiled floor. White low flush WC, white pedestal sink with mixer tap, bath with an overhead chrome water fall shower, and a glass shower screen. Chrome towel radiator. Spotlights. Loft hatch with access to the loft.

#### Allocated parking

Each property has an allocated parking space

#### Communal gardens

Each apartment has the right to use and enjoy all of the communal garden areas.

**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 B: 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.

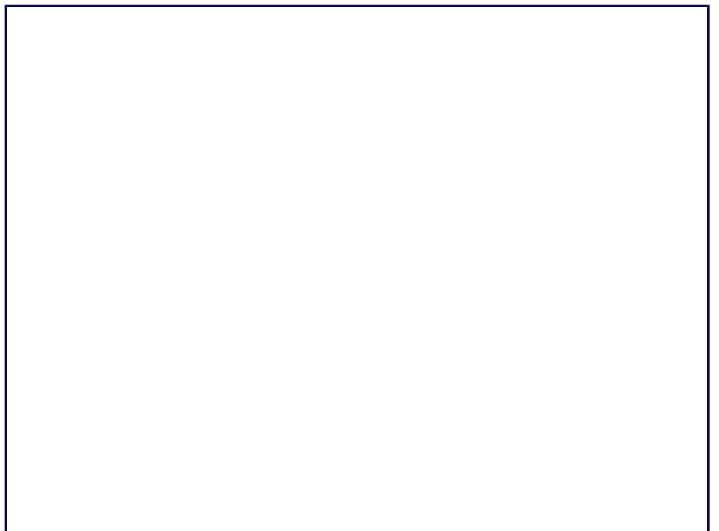
**Property Management**

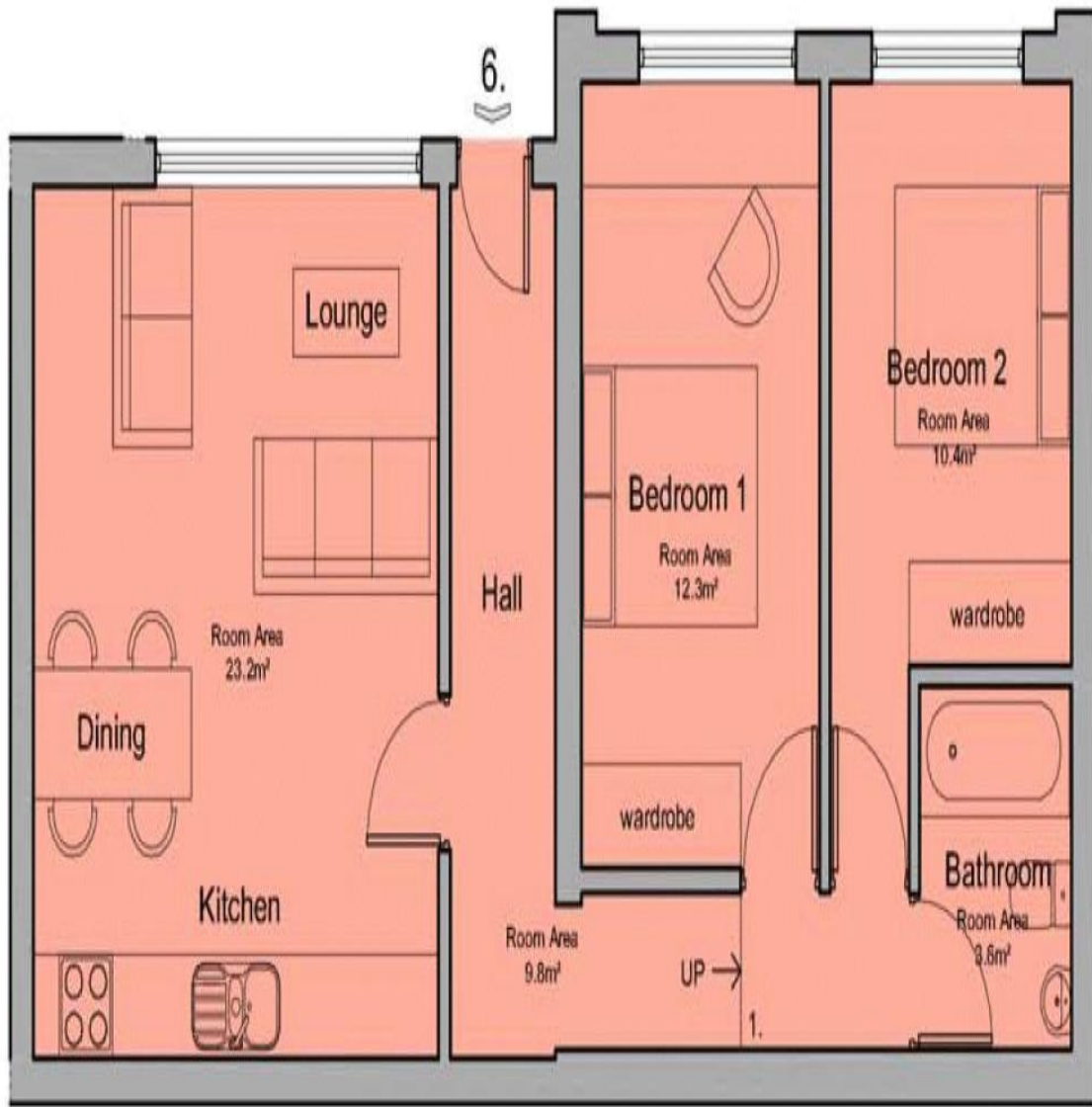
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.**





Flat 6

