

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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[www.bmhestateagents.com](http://www.bmhestateagents.com) [www.rightmove.co.uk](http://www.rightmove.co.uk)

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### PROPERTY FOR SALE

**20 NEVILLE TURNER WAY, WALTHAM GRIMSBY**

**PURCHASE PRICE £67,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£67,950

#### TENURE

We understand the property to be LEASEHOLD with a 125 year lease from 16th July 1993 and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 20 NEVILLE TURNER WAY, WALTHAM GRIMSBY

Bettles, Miles and Holland are pleased to offer for sale with NO CHAIN this first floor flat for the over 55's, in the ever popular location of Orchard Court in Waltham and it is close to the local amenities. The flat comprises of stairs to the living accommodation, a lounge, a fitted kitchen, a bathroom and two bedrooms. The flat benefits from electric heating, double glazing and beautifully presented and well maintained communal gardens for the all residents to enjoy and there is also allocated parking.

### ENTRANCE

Through a hardwood and glazed door in the hall with stairs leading to the flat, a storage heater and a light to the ceiling. There is a cupboard at the top of the stairs with a window, plumbing for a washing machine and a light.

### LOUNGE

16'11 x 10'10 decreasing 7'8 (5.16m x 3.30m decreasing 2.34m)

With a double glazed window, a mahogany fireplace, a storage heater, telephone intercom, a light and coving to the ceiling.



### KITCHEN

9'3 increasing to 12'0 x 6'7 (2.82m increasing to 3.66m x 2.01m)

With a range of wall and base units with contrasting work surfaces and tiled reveals, a white sink unit with a chrome mixer tap, an integral electric oven (oven is not working) and hob with a housed extractor fan over. A double glazed window, a storage heater, vinyl to the floor and a light to the ceiling.



### **BATHROOM**

6'4 decreasing to 3'8 x 7'8 (1.93m decreasing to 1.12m x 2.34m)

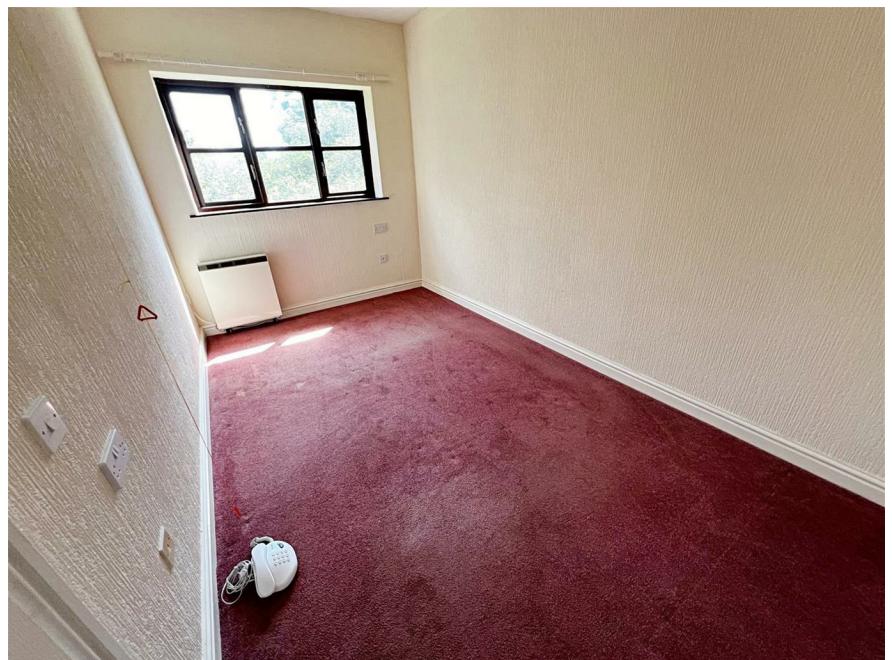
With a beige suite comprising of a panelled bath, a pedestal wash hand basin and a WC all with chrome fittings. A double glazed window, part tiled walls, a built in cupboard housing the water tank, an electric towel heater, vinyl to the floor and a light to the ceiling.



### **BEDROOM 1**

13'7 x 7'11 (4.14m x 2.41m)

This double bedroom with a double glazed window to the rear, a storage heater and a light to the ceiling.



**BEDROOM 2**

7'9 x 9'6 (2.36m x 2.90m)

With a double glazed window to the rear, a storage heater and a light to the ceiling.



## 20 NEVILLE TURNER WAY, WALTHAM GRIMSBY

### OUTSIDE

There is beautifully presented and well maintained communal gardens for all the residents to enjoy and there is allocated parking.



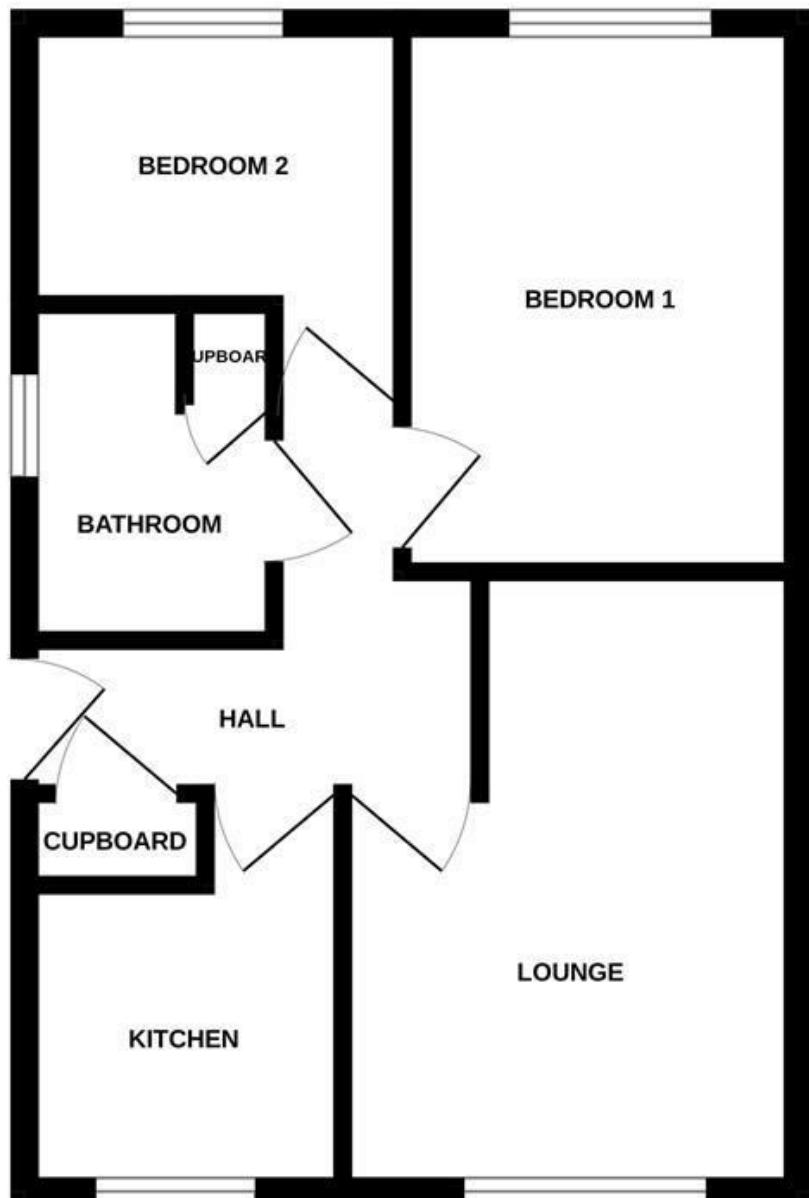
### LEASE

Lease 125 years from 16th July 1993

There is a service charge payable of £145.45 per calendar month (this figure applies from 1st April 2024) which covers external building maintenance, maintenance to communal areas, gardening, window cleaning and also building insurance. All interested parties are advised to make their own enquiries. Potential buyers should be aware that there is a sinking fund associated to this property, further information can be obtained by calling the office or contacting the Management Company - Anchor, details as above.

The management company are: Anchor 2 Godwin Street Bradford BD1 2ST Telephone number:

## GROUND FLOOR



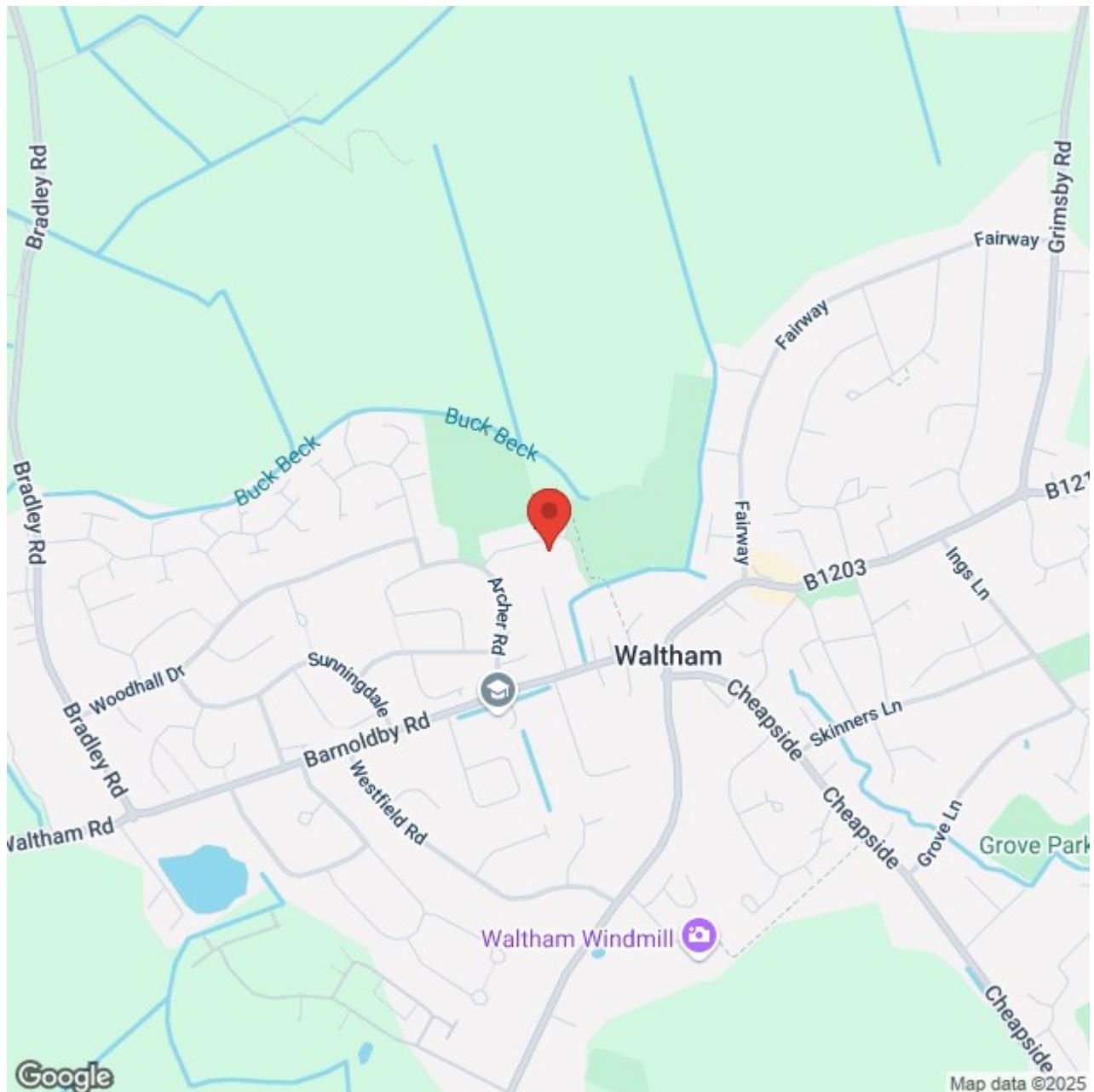
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or [james@jdwassociates.co.uk](mailto:james@jdwassociates.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

***YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.***

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

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

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland