

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

12 ST. JAMES COURT, GRIMSBY

PURCHASE PRICE £79,950 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£79,950

TENURE

We understand the property to be Leasehold, but this is to be confirmed by the solicitors



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12 ST. JAMES COURT, GRIMSBY

Welcome to this charming two-bedroom flat located in the peaceful St. James Court, Grimsby. This spacious first-floor apartment is perfect for those seeking a comfortable home in a quiet residential area, yet still close to the town and local amenities.

As you enter, you will find a well-designed kitchen that boasts fitted appliances, providing both functionality and style. The dining area at the front of the property features an inviting archway that leads into a light and airy lounge. This delightful space is enhanced by large patio doors that open onto a lovely balcony, ideal for enjoying afternoon tea during the warmer months.

Both bedrooms come equipped with fitted furniture, ensuring ample storage and a tidy living environment. The bathroom is thoughtfully designed, featuring a bath with a shower overhead, a vanity sink with useful storage underneath, and an additional storage cupboard for your convenience.

Outside, residents can enjoy the communal gardens, providing a serene space to relax and unwind. Additionally, this property includes a private garage, complete with light and power, and an electric up-and-over door, offering both security and ease of access.

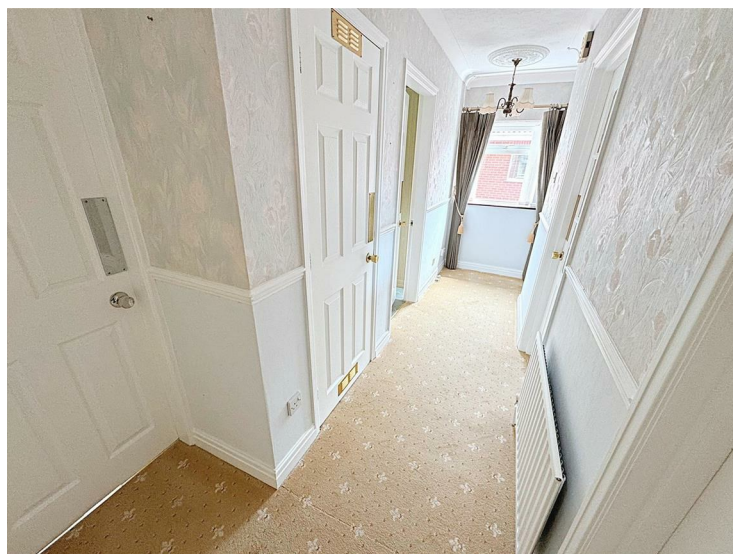
This flat presents an excellent opportunity for those looking for a comfortable and stylish living space in a desirable location. Don't miss your chance to make this delightful property your new home.

Please note this property is sold as seen and that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

HALLWAY

15'3" x 3'6" (4.67 x 1.07)

Accessed through a u.PVC double glazed door on the ground floor. with storage cupboard, stairs to the first floor with a u.PVC double glazed window to the side elevation, a cupboard housing the central heating boiler and all doors leading off.

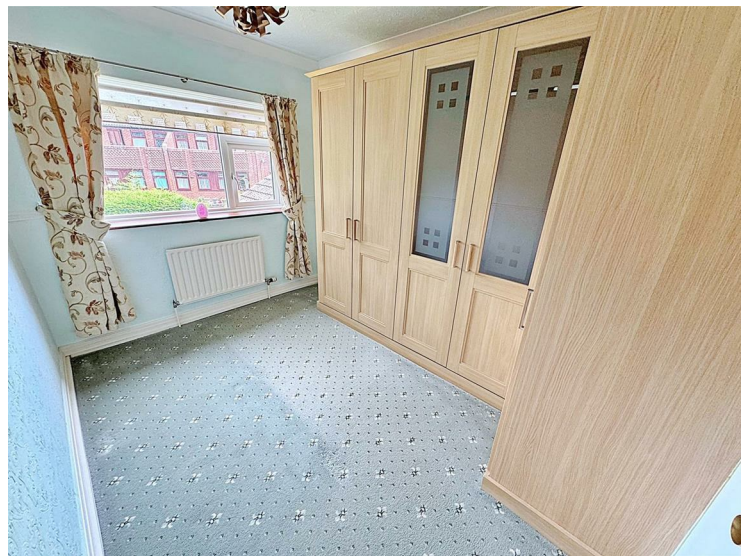


12 ST. JAMES COURT, GRIMSBY

BEDROOM TWO

7'0" x 10'9" (2.14 x 3.28)

This single bedroom has a range of fitted wardrobes, a u.PVC double glazed window to the rear elevation, an off centre light fitting and a central heating radiator.

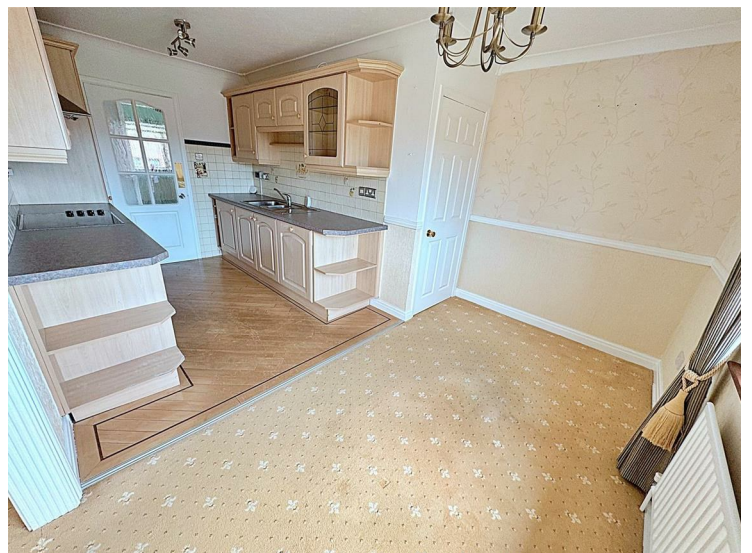


12 ST. JAMES COURT, GRIMSBY

KITCHEN/DINER

16'4" x 7'10" x 10'3" (4.98 x 2.39 x 3.14)

The kitchen/diner is a good size with a range of beech effect wall and base units and roll top work tops, a stainless steel sink and drainer with chrome mixer tap. There is a built in fridge/freezer, washing machine and dish washer, an electric oven and hob with extractor over, wood effect lino and a central light fitting. The dining end consists of a carpeted area for a dining suite, a central heating radiator, a u.PVC double glazed window to the front elevation and a central light fitting.



12 ST. JAMES COURT, GRIMSBY

LOUNGE

14'5" x 13'7" (4.41 x 4.16)

This light and airy lounge is a good size with an archway through to the dining area of the kitchen, u.PVC double glazed large patio door that lead to a balcony ideal for afternoon tea. There is a wooden fire surround that has been painted white in the lounge with a marble insert and hearth with an electric fire, a central heating radiator and a central light fitting finally there is a door leading back to the hallway.



12 ST. JAMES COURT, GRIMSBY

BEDROOM ONE

9'6" x 13'6" (2.91 x 4.12)

This double bedroom has a range of nicely finished fitted cream wardrobes and matching fitted dressing table, a central heating radiator, an off center light fitting, carpet to the floor in neutral tones and a u.PVC double glazed window to the rear elevation.



BATHROOM

6'7" x 8'6" (2.01 x 2.60)

The bathroom consists of a champagne suite comprising of a push button WC, a vanity wash hand basin with storage under and a mirror above. The bath with shower over with a privacy screen, a u.PVC double glazed window with privacy glass and a storage cupboard with bi-fold single door.



OUTSIDE SPACE

There is outside space here that everyone in the apartments can enjoy.

GARAGE

The garage has light and power with an electric door.

Energy Efficiency Rating

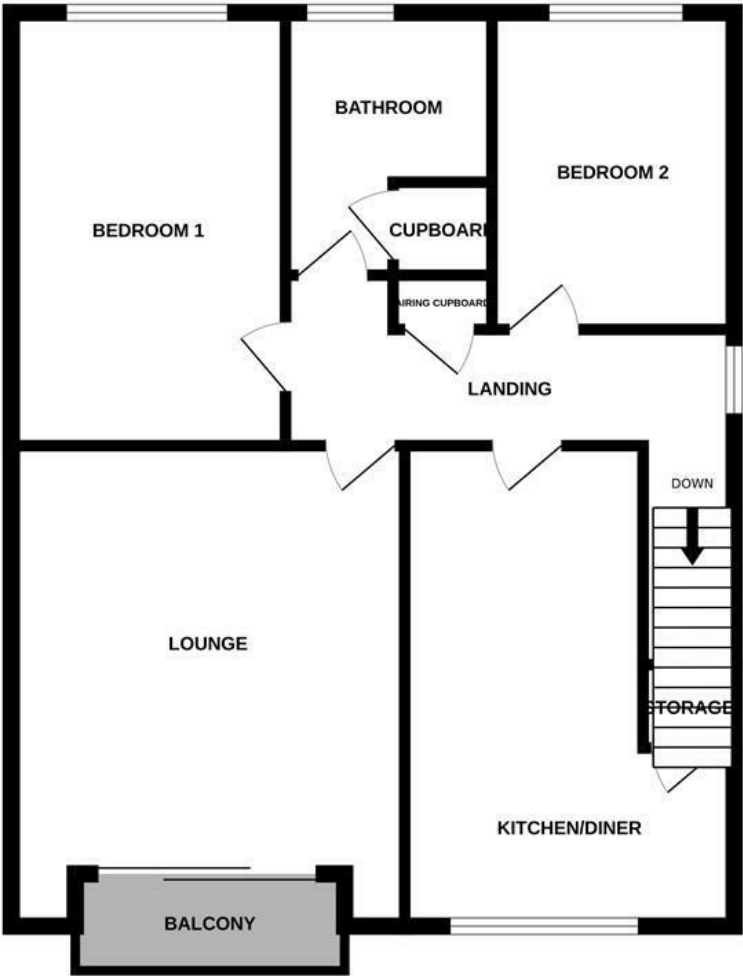
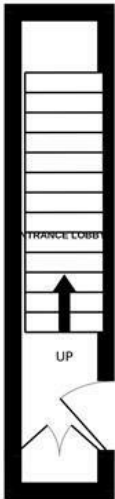
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



2 BED FFF

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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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.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

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 Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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.