

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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[www.bmhestateagents.com](http://www.bmhestateagents.com)

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### PROPERTY FOR SALE

### 35A TORRINGTON STREET, GRIMSBY

**PURCHASE PRICE £25,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£25,000

#### TENURE

We understand the property to be Leasehold with a 125 year lease from 13th February 1990 and this is to be confirmed by the solicitors



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



## **35A TORRINGTON STREET, GRIMSBY**

Nestled in the heart of Grimsby, this one-bedroom ground floor flat on Torrington Street offers a perfect blend of comfort and convenience. With no chain involved, this property is an ideal opportunity for first-time buyers or those looking to downsize.

Upon entering, you are welcomed into a kitchen/living area that provides a warm and inviting space for relaxation and entertaining. The flat features a spacious bedroom, perfect for restful nights, and a bathroom that caters to all your daily needs.

The property is equipped with gas central heating, ensuring a cosy atmosphere throughout the year. Additionally, the intercom system adds an extra layer of security and convenience, allowing for easy access.

Situated close to Grimsby town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and public transport links. This prime location makes it an excellent choice for those who appreciate the vibrancy of town life while still enjoying the tranquillity of a residential setting.

\*\*\*Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.\*\*\*

### **COMMUNAL ENTRANCE**

Through a hardwood door into the communal hall.

### **ENTRANCE HALL**

A hardwood door into the hall where doors to all rooms lead off, there is a built in cupboard, a central heating and a light to the ceiling.

### **LOUNGE AREA**

15'7 into bay x 11'11 (4.75m into bay x 3.63m)

The lounge area with a wooden walk-in bay window, a central heating radiator and a light to the ceiling.



### **KITCHEN AREA**

11'5 x 5'1 (3.48m x 1.55m)

With a range of white wall and base units, contrasting work surfaces, a white sink unit with a mixer tap. An integrated gas hob and electric oven with a housed extractor above, a wall mounted central heating boiler. There is vinyl to the floor and a light to the ceiling.



## 35A TORRINGTON STREET, GRIMSBY

### **BEDROOM 1**

10'4 x 9'0 decreasing to 5'5 (3.15m x 2.74m decreasing to 1.65m)

This double bedroom with a wooden window, a central heating radiator and a light to the ceiling.



### **BATHROOM**

6'6 x 5'6 (1.98m x 1.68m)

### **OUTSIDE**

There is a communal tarmac area to the rear of the flats.



### **LEASE**

The property is Leasehold with a 125 year lease from 13th February 1990

Ground Rent - first 25 years - £50.00

next 25 years - £100.00

next 25 years - £200.00

next 25 years - £400.00

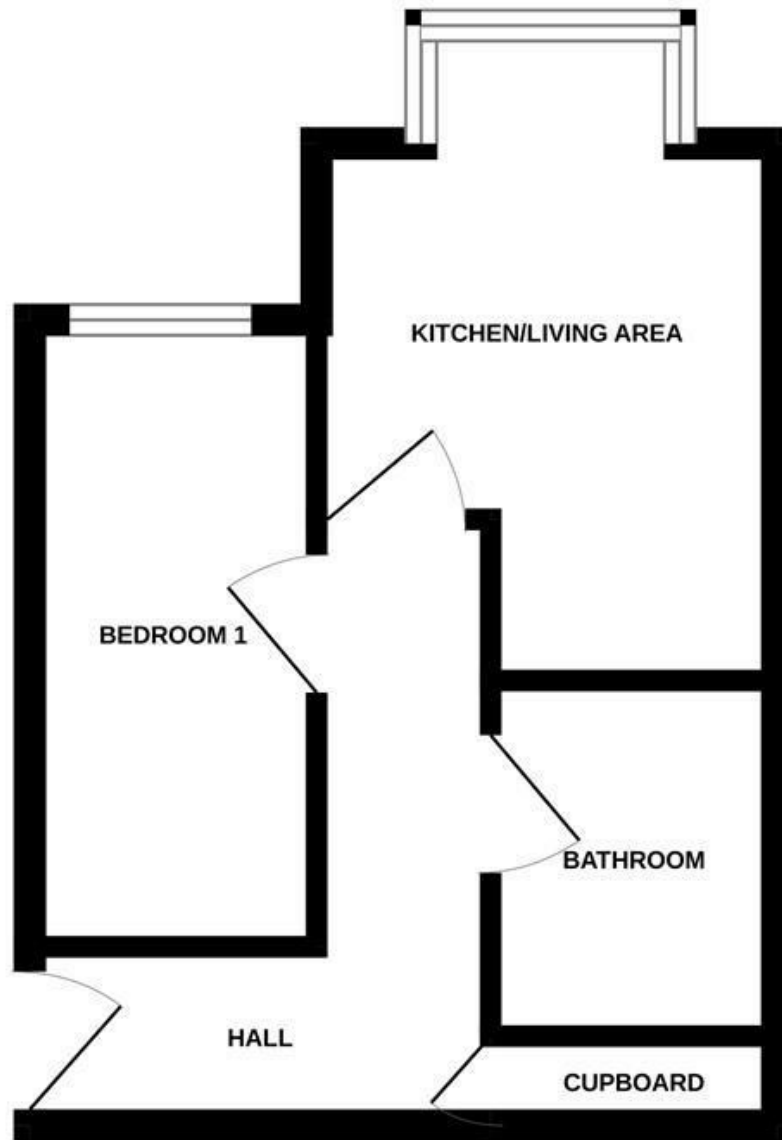
next 25 years - £750.00

### **SERVICE CHARGE**

SERVICE CHARGES - approximately £1,009.58 per annum which covered the insurance, service charge and ongoing maintenance.

The property is intended as a private dwelling only.

## 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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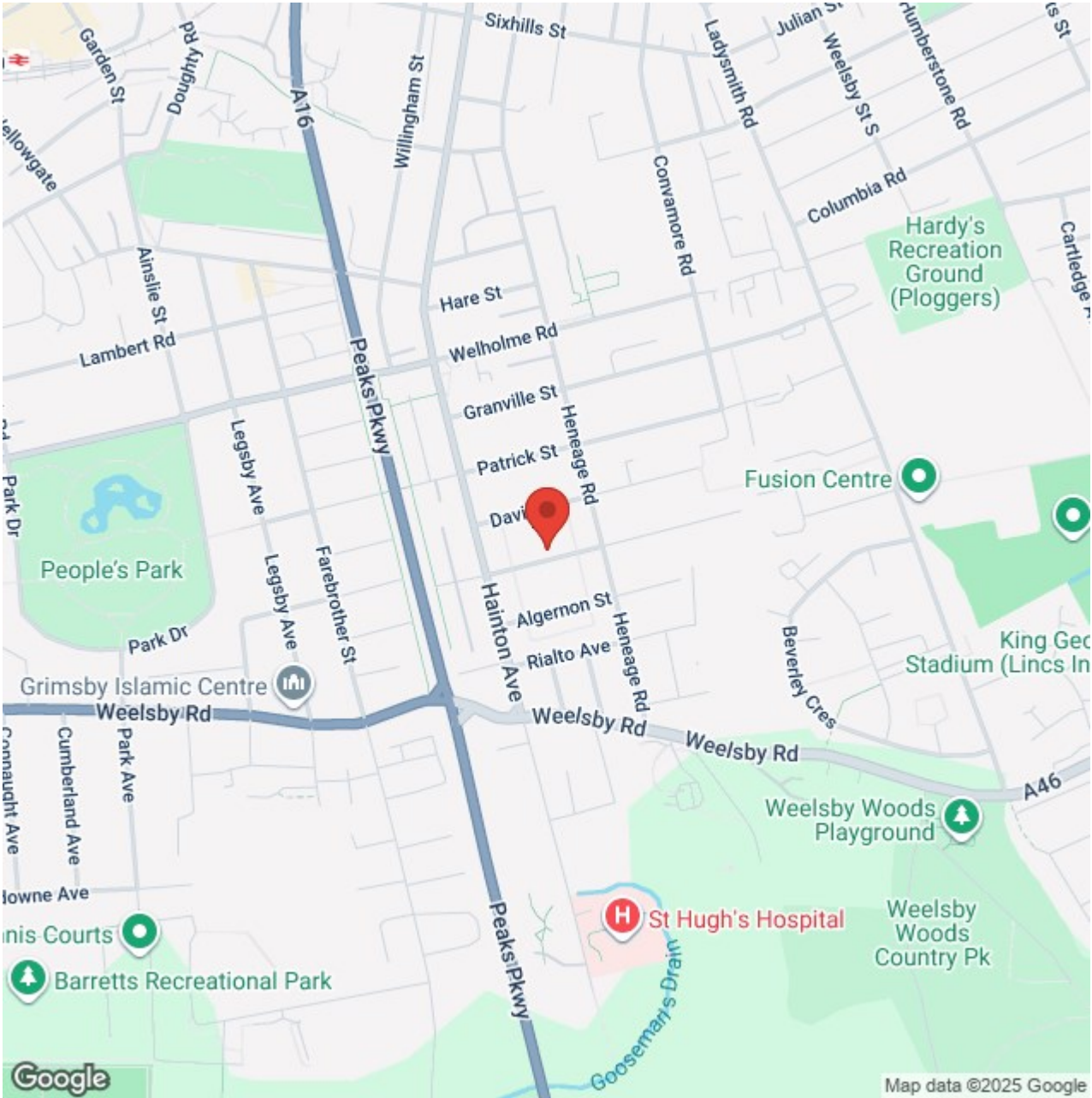
Environmental Impact (CO<sub>2</sub>) Rating

	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





## 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