



1 Abbey Park Mews Grimsby, North East Lincolnshire DN32 0JA

Located within easy access of the Town Centre is this GROUND FLOOR TWO BEDROOM APARTMENT which is situated within this development of apartments. Ideal for a variety of purchasers including first time buyers, investors and downsizers and has accommodation includes: Communal entrance which leads into the private entrance hall, good sized lounge/dining room, fitted kitchen, two bedrooms both with fitted wardrobes and a modern bathroom/wc. Gas central heating system. Double glazing. Communal gardens including an allocated parking space

Offers Over £125,000

- PURPOSE BUILT GROUND FLOOR APARTMENT
- COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- TWO BEDROOMS
- MODERN BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- SHARED FREEHOLD



ACCOMMODATION

FRONT ELEVATION PHOTO



MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

COMMUNAL ENTRANCES

Apartment 1 is located on the ground floor has two separate communal entrances one from inside the development and the second from Abbey Park Road. Door leads into:-

PRIVATE ENTRANCE HALL

The long entrance hall has a double glazed window, radiator and coving to ceiling



LOUNGE/DINING ROOM

10'4" x 16'8" (3.17 x 5.10)

The excellent sized lounge has a dual aspect with two double glazed bay windows, two radiators and coving to ceiling. Ample space for both living and dining.



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



KITCHEN

8'0" x 7'8" (2.45 x 2.35)

Fitted with an excellent range cream base and wall units incorporating an electric oven and a gas hob together with extractor fan above. The contrasting dark work surfaces are inset with a cream sink having tiled splash backs above. Double glazed window.



BEDROOM 1

9'9" x 12'2" (2.98 x 3.73)

Fitted with an excellent bank of floor to ceiling wardrobes together with a double glazed window and radiator.



BEDROOM 2

7'5" x 12'3" (2.28 x 3.74)

Again fitted with a modern bank of wardrobes which provides excellent hanging space, double glazed window and radiator.



BATHROOM/WC

8'3" x 7'8" (2.52 x 2.35)

This modern bathroom is fitted with a suite in white comprising a panelled bath, a vanity unit including a recessed sink, useful storage cupboards and a concealed wc plus a corner shower cubicle which has Aqua boarding and a glass door to the front. Double glazed window, coving to ceiling and radiator. Concealed within a useful storage cupboard is a Worcester boiler which was installed in 2024.



OUTSIDE

ALLOCATED PARKING

Apartment 1 has an allocated parking space which is located immediately in front of the building.

THE GARDENS

The complex stands in communal gardens which are set behind brick walls and are mainly lawed inset with mature trees, these are maintained by the Management Company

TENURE - LEASEHOLD

We are advised that the property is leasehold for a period of 250 years from 1988. The freehold of Abbey Park Mews is owned by Abbey Park Mews Residents Association, the owners of the individual apartments are shareholders of the Management Company which effectively looks after the maintenance of the grounds, the common areas, building insurance and the running of the company. Jackson, Green & Preston are the agents handling the management company and the latest bill for 2024 was £950 but this could change in the future.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

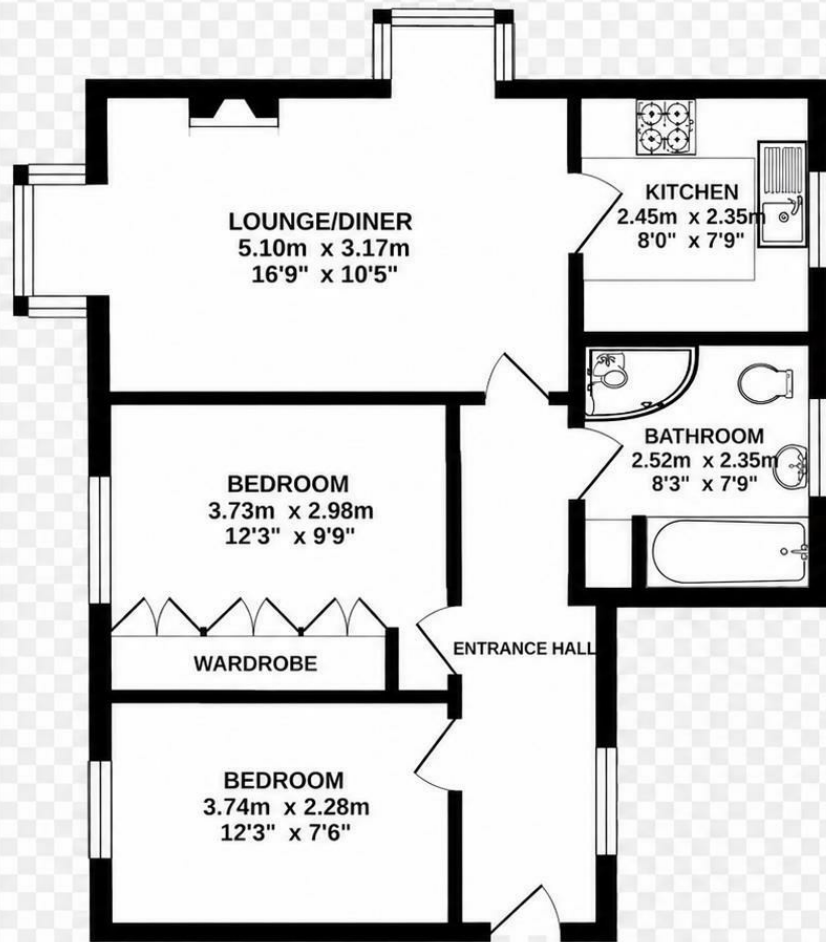
EPC - C

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.