



## 6 Kings Court Grimsby, North East Lincolnshire DN34 5TS

We are delighted to offer this TWO BEDROOM OVER 55'S FIRST FLOOR FLAT for sale situated on the highly regarded Cambridge Park development within the town of Grimsby. This development has excellent facilities including communal garden room/ lounge (with weekly activities), laundry room together with an emergency call system. The well planned accommodation includes; Entrance porch, good sized lounge, compact kitchen, two bedrooms, spacious bathroom/wc and handy storage cupboards. Economy 7 electric heating. Double glazing. Off road parking. Offered with NO FORWARD CHAIN.

**Offers Over £60,000**

- OVER 55'S FIRST FLOOR FLAT
- LOVELY COMMUNAL GROUNDS
- ENTRANCE PORCH WITH STAIRLIFT
- GOOD SIZED LOUNGE
- KITCHEN
- TWO BEDROOMS
- BATHROOM W/C
- DOUBLE GLAZED WINDOWS
- PARKING SPACE
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

Approached via a dark stained wooden door. Stairlift can be removed if required, this will require a service.



### FIRST FLOOR

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### LOUNGE

10'10" x 19'9" (3.31 x 6.03)

This spacious lounge has a double glazed windows with views over the communal grounds. Featuring two electric heaters, a charming wooden fire surround with electric fire, and carpeted flooring.



### LOUNGE



### KITCHEN

5'7" x 11'5" (1.71 x 3.49)

Fitted with a range of base and wall units having complimentary work surfaces inset with a stainless steel sink unit with space beneath for washing machine. Included in the sale is the electric oven, hob with an extractor fan above. Space for fridge/freezer. Tiled splash backs. Wooden double glazed window. Vinyl flooring.



## KITCHEN



## BEDROOM ONE

10'4" x 13'0" (3.17 x 3.97)

This good sized double bedroom is to the rear aspect of the flat comprising of carpeted flooring, doubled glazed wooden window to the rear and an emergency alarm.



## BEDROOM ONE



## BEDROOM TWO

12'8" x 7'6" (3.88 x 2.29)

The smaller of the two bedrooms has a wooden double glazed window to the side aspect and carpeted flooring.



### **BATHROOM/WC**

6'5" x 7'5" (1.96 x 2.28)

Fitted with a three piece suite including a panelled bath, a pedestal wash hand basin and low flush wc. Part tiled walls, radiator and wooden double glazed window.



### **STORAGE CUPBOARDS**

### **OUTSIDE**

### **THE GARDEN ROOM (OUTSIDE)**



### **THE GARDEN ROOM (INSIDE)**



### **OFF ROAD PARKING**

### **OPENING TIMES**

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

### **TENURE - LEASEHOLD**

We are informed by the seller that the tenure of this property is Leasehold. Confirmation / verification has been requested. Please consult us for further details.

### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - A

EPC -

### **VIEWING ARRANGEMENTS**

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

Ground Floor

Approx. 62.5 sq. metres (673.3 sq. feet)



Total area: approx. 62.5 sq. metres (673.3 sq. feet)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 75      | 78        |
| (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 <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 |         |           |
| 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.