



12 Penny Mews Grimsby, North East Lincolnshire DN37 0YS

Located in this secure gated community of quality apartments for the over 55's in the heart of the village of Waltham is this lovely, well presented TWO BEDROOM GROUND FLOOR FLAT. The accommodation includes: entrance hall, lounge with feature fireplace and courtyard views, modern and extensively fitted Dining/Sitting Kitchen with patio doors to the patio garden area. Two bedrooms with built in wardrobes and a modern bathroom with bath and separate shower enclosure. Double glazing. Electric under floor heating system. Secure entrance procedure. Allocated Parking space. Communal gardens with private patio area. ONLY PART OF THIS BUILDING IS AVAILABLE FOR RENT. Rent to include service charges which incorporates window cleaning, gardener, buildings insurance. Immediate Availability.

£695 Per Calendar Month

- LOCATED IN THIS SECURE GATED COMMUNITY OF QUALITY APARTMENTS FOR THE OVER 55's
- TWO BEDROOM GROUND FLOOR FLAT WITH COURTYARD VIEWS TO FRONT AND PATIO AREA TO REAR
- ALLOCATED PARKING SPACE
- WELCOMING ENTRANCE HALL AND BUILT IN UTILITY CUPBOARD
- GENEROUS FITTED DINING/SITTING KITCHEN WITH BUILT IN APPLIANCES
- TWO BEDROOMS, BOTH WITH BUILT IN WARDROBES/FURNITURE
- GOOD SIZE BATHROOM WITH WHITE SUITE, BATH & SEPARATE SHOWER ENCLOSURE
- ELECTRIC UNDERFLOOR HEATING & DOUBLE GLAZING
- RENT INCLUDES THE GARDENER, WINDOW CLEANER, BUILDING INSURANCE
- IMMEDIATE AVAILABILITY



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

A canopied entrance with external light and double glazed entrance door leads to:-

ENTRANCE HALL

Providing a welcoming entrance with stylish light oak laminate flooring, coving & recess lights to the ceiling. Directly off is the:-

UTILITY STORAGE CUPBOARD

Which houses the hot water cylinder and has automatic washing machine & condensor tumble drier in situ. Providing storage shelving and coat hanging facilities. Extractor unit.

LIVING ROOM

16'8" x 12'10" (5.09m x 3.93m)

With the feature fireplace being a focal point and having a coal effect electric fire in situ. Coving and recess lighting to the ceiling. TV aerial connection. Double glazed window giving views to the front and courtyard.



LIVING ROOM ADDITIONAL PHOTOGRAPH



DINING/SITTING KITCHEN

19'0" x 12'9" (5.80m x 3.91m)

Fitted with an extensive range of wall, base & drawer units in a modern Beech wood coloured finish with matching cornice & light baffle. Contrasting work surfacing & splash backs, inset 1.5bowl resin sink unit with mixer tap. Built in appliances include the Neff Double oven, Neff ceramic hob & Neff extractor hood. Integrated fridge/freezer and dish washer. TV aerial connection. Built in corner set desk arrangement with drawers & storage. Ceramic tiled floor. Coving & recess lighting to ceiling. 2 x Double glazed windows and double glazed patio doors allowing plenty of natural light and overlooks the gardens & private patio area.



KITCHEN ADDITIONAL PHOTOGRAPH



BEDROOM 1

12'4" x 9'6" (3.77m x 2.92m)

Fitted with a range of modern built in furniture incorporating wardrobes, bedside cabinets, display shelving & connecting bridging units. Coving to the ceiling. Double glazed window to rear.



BEDROOM 1 ADDITIONAL PHOTOGRAPH



BEDROOM 2

8'6" *excluding bay window* x 8'5" (2.60m *excluding bay window* x 2.58m)

Fitted with a modern range of built in wall - wall wardrobes and a dressing table is set within the bay. Coving to the ceiling. Double glazed bay window to front aspect.



BEDROOM 2 ADDITIONAL PHOTOGRAPH



BATHROOM

8'5" x 7'5" (2.58m x 2.27m)

Providing a suite in white comprising of panelled bath, low flush WC in dedicated toiletry surround and hand basin within a built in vanity unit. Separate shower enclosure.. Chrome towel radiator. Ceramic tiling to walls & floor. Recess lights to ceiling. Extractor unit. Double glazed window to front aspect.



OUTSIDE

The complex is accessed via two electric security gates activated by a fob (or button) The courtyard consists of numerous parking spaces allocated for the residents and well cared for communal gardens There is a pretty paved patio area to the rear which enjoys a sunny aspect and accessed from the patio doors off the kitchen.



SECURITY ENTRY



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - TBC

RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.

Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit of £800.00 is required

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

CLIENT MONEY PROTECTION

This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356



Total area: approx. 72.0 sq. metres (775.5 sq. feet)



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		
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.