JoWalker

ESTATE AGENTS

2 The Coach Yard R/o 87 Cromwell Road

Grimsby, North East Lincolnshire DN31 2DN

This is a unique opportunity to purchase this delightful GROUND FLOOR APARTMENT which has the benefit of an allocated parking space. The current owners have added charm and character to this apartment which now has a beach hut vibe with accommodation including: Kitchen/dining room, good sized lounge, double bedroom and bathroom/wc. Gas central heating system (boiler replaced Dec 2023). Double glazing. Communal space including an allocated parking space. EARLY VIEWING RECOMMENDED. We are only offering part of the property shown in the photograph)

£69,950

- CHARMING GROUND FLOOR APARTMENT
- CLOSE TO TOWN CENTRE
- DINING KITCHEN
- LOUNGE
- DOUBLE BEDROOM
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- OFF ROAD PARKING
- NO FORWARD CHAIN

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www.joywalker.co.uk

DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

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ENTRANCE

The owners have added a small timber decked area including a timber balustrade in front of the uPVC entrance door.

DINING KITCHEN

17'5" x 9'1" (5.33 x 2.77)

This charming dining kitchen has bleached wooden effect laminate flooring and includes a double glazed window to the front elevation including distressed timber shutters to the interior and radiator. The kitchen area is fitted with a range of hand painted base and wall units which are fitted with stained wooden work surfaces inset with a Belfast sink and a matching white ceramic drainer. Space for washing machine and slot in cooker. The walls are finished with distressed timber boards giving the kitchen a galley ambience. The gas fired boiler (replaced Dec 2023) is concealed within a matching wall cupboard.

DINING KITCHEN

DINING KITCHEN

KITCHEN AREA

LOUNGE

17'5" x 9'1" (5.33 x 2.79)

Accessed from the dining kitchen via a reclaimed barn sliding wooden door, this excellent sized lounge has a double glazed window to the front elevation which again has distressed internal timber shutters. To complete this cozy feel there is a mock wrought iron fire surround, wall panelling to dado height, coving to ceiling and two central heating radiators.

LOUNGE

INNER HALL

BEDROOM

12'0" x 8'7" (3.66 x 2.62)

Double glazed window to the front elevation again fitted with distressed internal wooden shutters, coving to ceiling and radiator. Mock panneliing to dado height to the walls.

BEDROOM

BATHROOM/WC

8'11" x 5'4" (2.74 x 1.63)

This nautical themed bathroom is fitted with a white panelled bath including an electric shower, an unusual glass and wrought iron wash stand and a low flush wc. The walls are finished in hand painted tongue and groove panelling plus vertical timber boarding above the bath area. Small double glazed window. Radiator. Vinyl flooring.

BATHROOM/WC

OUTSIDE

The Court Yard is accessed between 89 & 87 Cromwell Road via a timber five bar gate which leads into this small development, with No 2 using the concreted area in front of their front door and has an allocated car parking space.

TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold for a period of 125 years starting in 2023, they pay a monthly service charge which includes the ground rent and building insurance of £17.50 (this may increase in future years) Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC - C

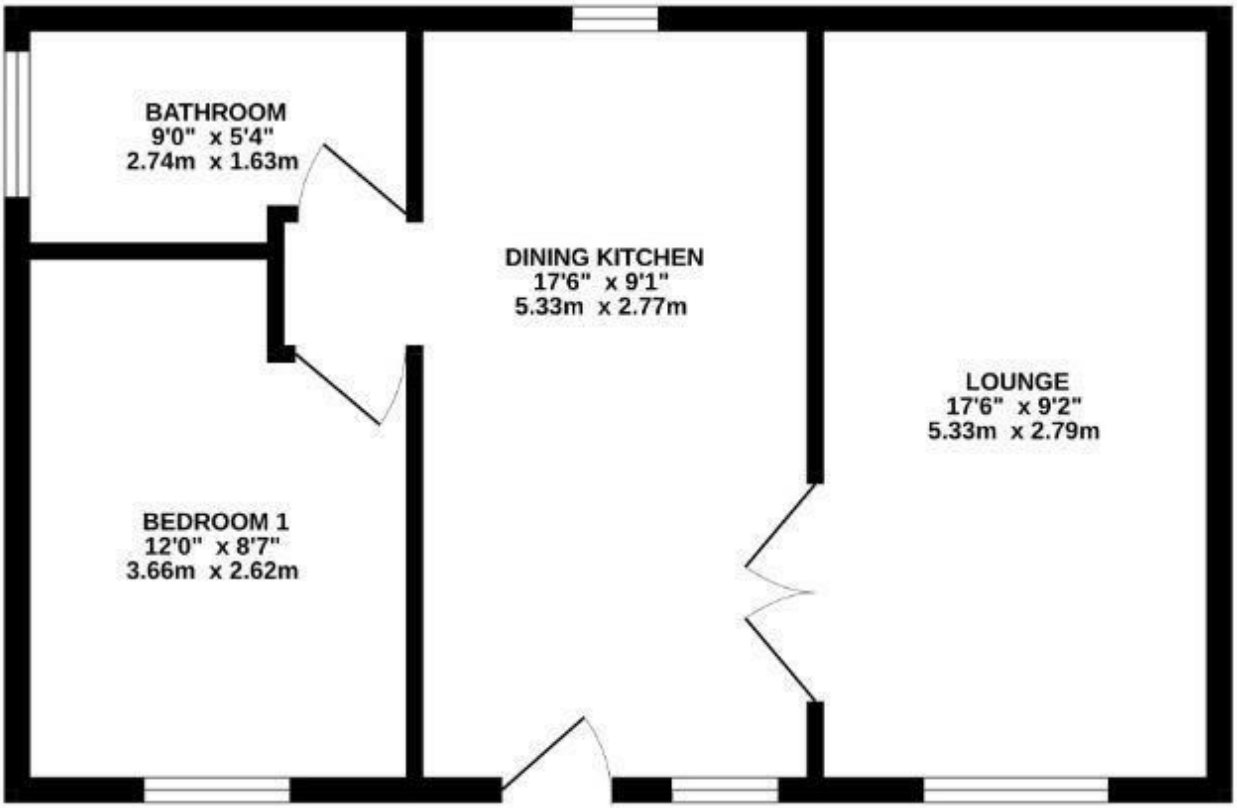
VIEWING ARRANGEMENTS

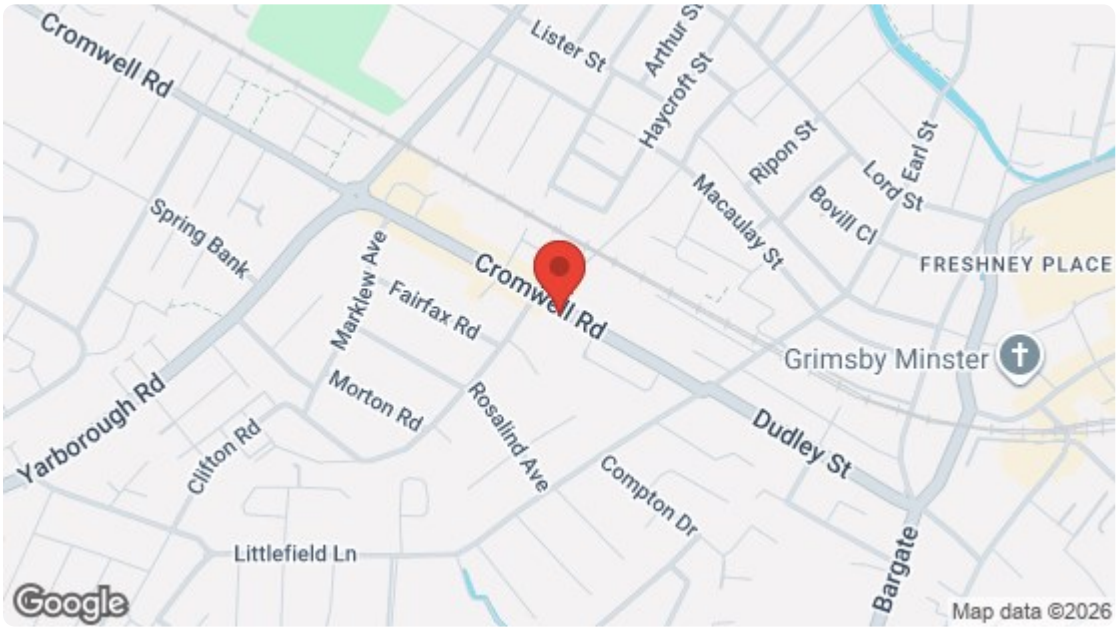
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

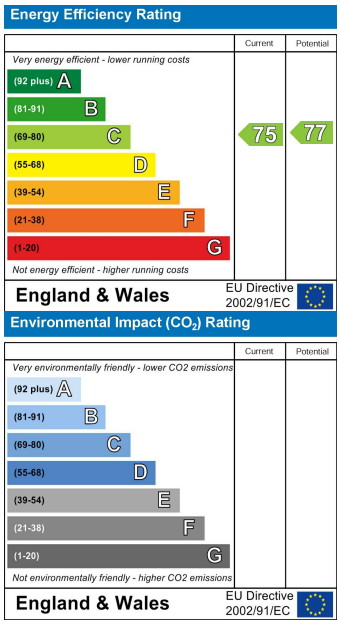
OPENING TIMES

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

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.







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.