



## 19 Grosvenor Crescent Grimsby, North East Lincolnshire DN32 0QJ

An absolutely delightful 2 BEDROOM FIRST FLOOR APARTMENT situated in well kept communal grounds and close to the town centre. Accommodation offers Communal Entrance hall & stairs with intercom entry system. First floor communal landing leads to the Private Entrance & hall with built in cupboard. A lovely, generous lounge with views over Deansgate Bridge and gardens. A well fitted dining kitchen with built in oven, hob, fridge and freezer. Both bedrooms have built in wardrobes and there is a good size Shower Room. Gas Central heating system. Double Glazing. Immediate Availability

- A DELIGHTFUL TWO BEDROOM FIRST FLOOR APARTMENT
- GENEROUS LOUNGE WITH VIEWS TO DEANSGATE BRIDGE AREA AND COMMUNAL GARDENS
- WELL FITTED DINING KITCHEN WITH BUILT IN OVEN, HOB, FRIDGE & FREEZER
- TWO BEDROOMS, BOTH HAVING BUILT IN WARDROBES
- GOOD SIZE SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- IMMEDIATE AVAILABILITY

**£650 Per Calendar Month**



## General Note

ONLY PART OF THIS BUILDING IS FOR LET.

## ACCOMMODATION

Accessed via the rear parking/courtyard via an Intercom system and double glazed door to:-

### COMMUNAL ENTRANCE & STAIRS

Leading up to the first floor landing. An additional part glazed door leads to:-



### FIRST FLOOR INNER LANDING

With Private entrance door to:-

### PRIVATE ENTRANCE & HALL

With built in double storage cupboard, Wall mounted intercom entry phone. Coving to textured ceiling. Central heating radiator.

### LIVING ROOM

15'8" x 12'7" (4.78m x 3.86m)

With super views over Deansgate bridge and the communal gardens via the large double glazed decorative leaded picture windows. Feature fireplace with coal effect electric fire inset. Coving to textured ceiling. Central heating radiator.



### DINING KITCHEN

14'0" x 8'6" (4.28m x 2.60m)

Fitted with an extensive range of wall, base & drawer units in a medium Oak style finish with matching corniche & light baffle and incorporating display shelving & glass display cupboard. Complimentary work surfacing with inset right hand drainer stainless steel sink unit with mixer tap. Built in appliances include the Hotpoint double oven, gas hob, Integrated fridge & freezer. Plumbing for automatic washing machine. Coordinating ceramic tiling to splash back areas. Wall mounted cupboard housing the Ideal Logic gas central heating boiler. Double glazed decorative leaded window to the front, again having views to the communal gardens and Deansgate bridge



### KITCHEN ADDITIONAL PICTURE



## **BEDROOM 1**

14'2" x 9'5" (4.33m x 2.88m)

Double glazed, decorative leaded window to the rear/courtyard. Built in wardrobes incorporating overhead bridging units and a bedside cabinet. Coving to textured ceiling, decorative dado rail, central heating radiator



## **BEDROOM 1 ADDITIONAL PICTURE**



## **BEDROOM 2**

14'2" x 7'8" (4.33m x 2.35m)

With double glazed, decorative leaded window to the rear courtyard. Built in range of wardrobes. Decorative dado rail, coving to textured ceiling, central heating radiator.

## **BEDROOM 2 ADDITIONAL PICTURE**



## SHOWER ROOM

78" x 59" (2.34m x 1.77m)

With generous step in shower enclosure and chrome shower system. White pedestal wash basin and low flush WC. Central heating radiator. Built in linen/storage cupboard.



## EXTERNAL COMMUNAL GROUNDS

Mainly lawned with mature trees.



## COURTYARD ELEVATION



## ALLOCATED PARKING SPACE (No.10)

### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - C

### 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 £750.00 is required

### 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

### 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		
(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		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.