



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Abbey Park Mews

Grimsby  
DN32 0JA

Offers in the Region Of  
£125,000

Crofts estate agents of Cleethorpes are delighted to offer to the market CHAIN FREE this superbly presented and ready to move into ground floor apartment situated in a respected multi apartment development in a leafy suburb close to Grimsby town centre. Coming with its own allocated parking space very close to the entrance to the apartment and well cared for communal grounds, the apartment could suit a multiple of buyers including investors looking for buy to let investment, first or second time buyers or even down sizers. Suitable for the elderly or disabled with adaption, the apartment has a modern kitchen and bathroom and is more spacious than anticipated once viewed.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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**Communal entrances**

There are two ways to get to the front door of the apartment, one to the front and one to the rear. The entrances are well maintained with automatic lighting. There is a intercom system for visitors and key entry for owners or residents.

**Entrance hall**

The entrance hall is nice and wide with uPVC window to the rear with vertical blinds, neutral carpet, cream decor to coving, radiator, two pendant lights and a solid wood door to the communal hall.

**Lounge diner**

10' 5" x 16' 9" (3.17m x 5.10m)

A large spacious open plan room with space for both lounge and dining. There are two good sized uPVC bay windows with vertical blinds that add to the space on offer, the room has cream decor to coving, neutral carpet, two ceiling roses with pendant lights, two radiators and feature fireplace with decorative Roman style surround and creamy brown marble inset and hearth.

**Kitchen**

8' 0" x 7' 9" (2.45m x 2.35m)

The kitchen has cream wall and base units to three sides of the room with granite effect work tops and cream sink drainer over. The room has brown chequered splash back tiling, wood laminate flooring, cream decor to coving, integral gas hob with extractor

over, electric oven grill, space for washing machine and tall fridge freezer, ceiling light and uPVC window and blind.

**Bedroom One**

9' 9" x 12' 3" (2.98m x 3.73m)

A good sized double bedroom has uPVC window to the front with vertical blind, fitted wardrobes, cream decor with feature wall to coving, neutral carpet, radiator and ceiling light

**Bedroom Two**

7' 6" x 12' 3" (2.28m x 3.74m)

A small double or big single room has uPVC window to the side with vertical blind, cream decor to coving, beige carpet, pendant light and radiator.

**Family Bathroom**

8' 3" x 7' 9" (2.52m x 2.35m)

The bathroom has white matching suite with vanity sink and bath having built in storage. There is a separate corner shower with cream splash back aqua boarding with fully tiled cream walls to the rest of the room. The room has uPVC frosted window with vertical blinds, airing cupboard, chrome towel radiator, coving and a four way ceiling light.

**Tenure**

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

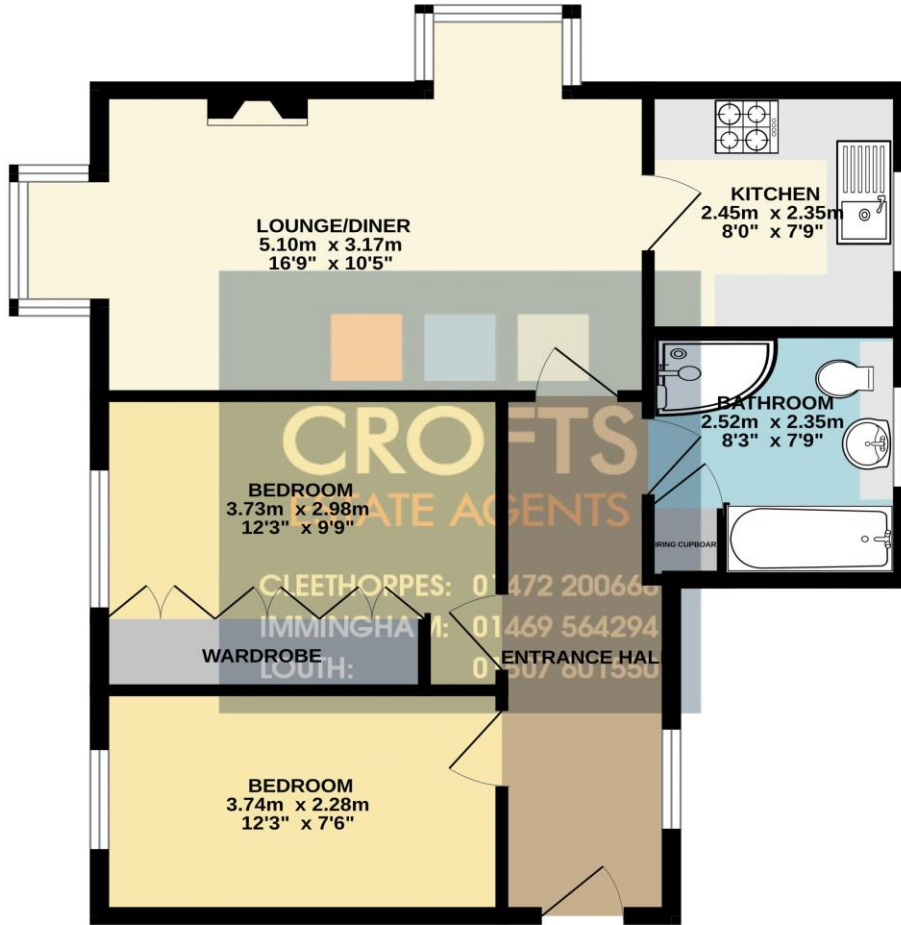
**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
56.9 sq.m. (612 sq.ft.) approx.



TOTAL FLOOR AREA : 56.9 sq.m. (612 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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