



34 Danes Close, Grimsby, North East Lincolnshire, DN32 9AG
£62,500

Key Features:

- Spacious First Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Modern Shower Room
- Newly Installed GCH Boiler
- Residents Parking
- Communal Rear Garden
- No Forward Chain
- 75% Shared Ownership

This first floor apartment offers spacious, low maintenance accommodation featuring an open plan kitchen/living room, two double bedrooms and a modern shower room. The property further benefits from a new gas central heating boiler. Residents have the advantage of an allocated parking space, while the location offers nearby amenities, and easy access to both central Grimsby and Cleethorpes. An ideal opportunity for first time buyers, investors, retirees, and young professionals alike ...offered for sale with no forward chain. 75% Shared Ownership.



COMMUNAL ENTRANCE HALL

With staircase to the upper floors.

APARTMENT NO34

HALLWAY

With two useful storage cupboards- one housing the newly installed gas central heating boiler.

KITCHEN/LIVING ROOM

19'1" x 12'9" (5.83 x 3.89)

Fitted with base and wall mounted units, built-in electric oven, and induction hob. Plumbing for a washing machine and space for further appliances. Dual aspect windows, and a Juliette balcony.

BEDROOM 1

11'2" x 11'2" (3.41 x 3.41)

A double bedroom, with a Juliette balcony.

BEDROOM 2

10'10" x 7'1" (3.31 x 2.16)

A second double bedroom, to rear aspect.

SHOWER ROOM

8'2" x 4'0" (2.50 x 1.24)

Fitted with a modern walk-in shower, vanity unit, WC, and heated towel rail.

TENURE

Leasehold- 108 Years Remaining

75% Shared Ownership

Rent for the 25% share £36.73 Per Month

Service Charge £114.23 Per Month

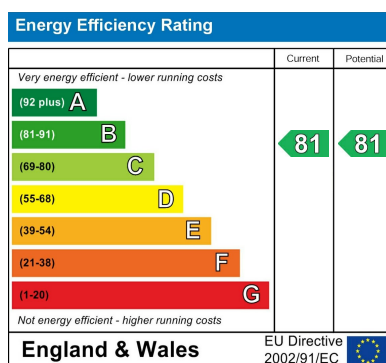
Management fee £7.92 Per Month

Ground Rent £20 Per Month

COUNCIL TAX BAND

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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore