



Affitto Estate Agents are proud to present this ONE BEDROOM flat that is located in a popular and established residential area of Grimsby that is close to all shops, amenities and schooling with your own GARDEN. \*\*\*Get in touch today to arrange a viewing\*\*\*

As you enter the property you proceed through the door in front of you into the bright and airy reception room that consists of a large bay window.

The reception room leads through to the hallway which to your right you have the double bedroom. Flowing through into the kitchen at the rear of the property you are met with a large space for a potential dining area / storage. The kitchen compromises of newly fitted wall and base units with areas to slot in your white goods such as a fridge, washing machine and cooker.

Continuing through to the bottom of the property , there is a 3 piece bathroom which includes a bath & overhead shower, W/C and hand wash basin.

You also have the garden to the rear of the property that is part paved and part grass.

**\*\*Property is currently tenanted\*\***

CONTACT US TODAY to arrange a viewing on this property!

Council Tax Band: A  
Tenure: Leasehold (90 years)  
Ground Rent: £0 per year  
Service Charge: £0 per year  
£25 per year for the lease  
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.