



Affitto Estate Agents are delighted to introduce these brand new, self contained, fully furnished en-suite Studios. The property is ideally located in a popular area of Grimsby, a 5-minute walk away from the Town centre and nearby to a bus stop, allowing for easy access of the Grimsby, Cleethorpes and surrounding areas.

**Living Rooms** – The living rooms are all decorated with cool matte white walls, and a grey plump carpet; garnished with lovely and bright blue blackout blinds, a dining table and chairs, TV stand and a smart TV.

The Kitchenette areas are decorated complementarily to the room with matte white cupboards and silver handles; white brick accent tiles above the black countertop, fully equipped with everything that you need.

Included in the kitchen is: an under the counter fridge/freezer, a microwave, an oven, an electric hob, a kettle, a toaster, and multiple pieces of equipment for cooking such as: utensils, pots and pans, cutlery, bowls and plates, tea towels and more.

**Bedrooms** – The bedrooms are decorated in a similar style to the living room with matte white walls, soft grey carpet, and bright blue blackout blinds. Complementarily situated to the room is a double bed, with a premium quality mattress and mattress protector for maximum comfort. The furniture in the room includes: chest of drawers, bedside cabinet, bedside lamp, wardrobe, and a mirror.

**Bathroom** – The En-suite for this property is snappily decorated with white matte walls, grey laminate flooring and a lovely marble tile within the shower. It consists of a walk-in shower, toilet, sink and towel rail. (unit 3 has a bath with shower over).

**Communal** – This property has a small communal room consisting of washer and dryer facilities.

The entire building has been fully renovated with new wiring, plumbing and central heating, all fully certified. There is a fully certified fire, smoke and emergency lighting system and all rooms are acoustically certified to ensure enhanced privacy.

The property is fully centrally heated, double-glazed throughout and all studios have their own entrance, via a fire door to ensure maximum safety. The rear of the property has a low maintenance area for smoking outside and bike storage options can be discussed.

NOTE: all bills/utilities including: water, electric, heating, broadband, tv license, council tax are included in the price.

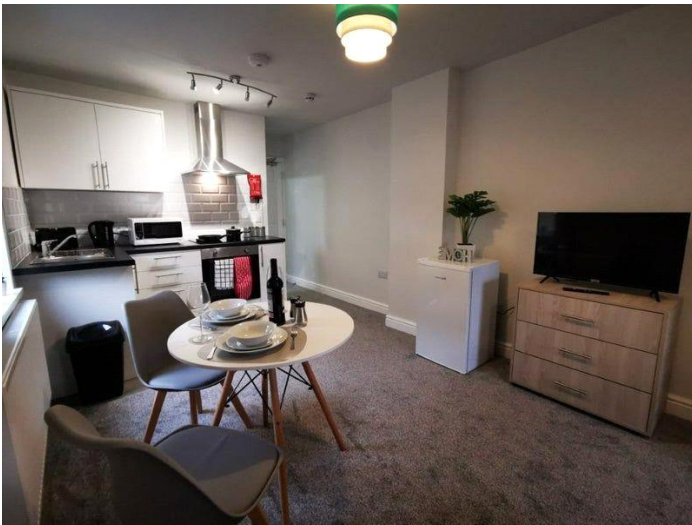
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To book a viewing, call the office or send us a message.

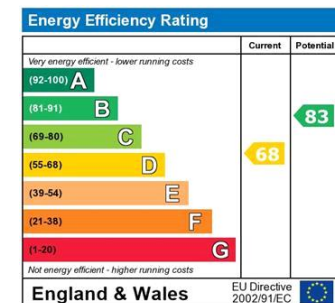
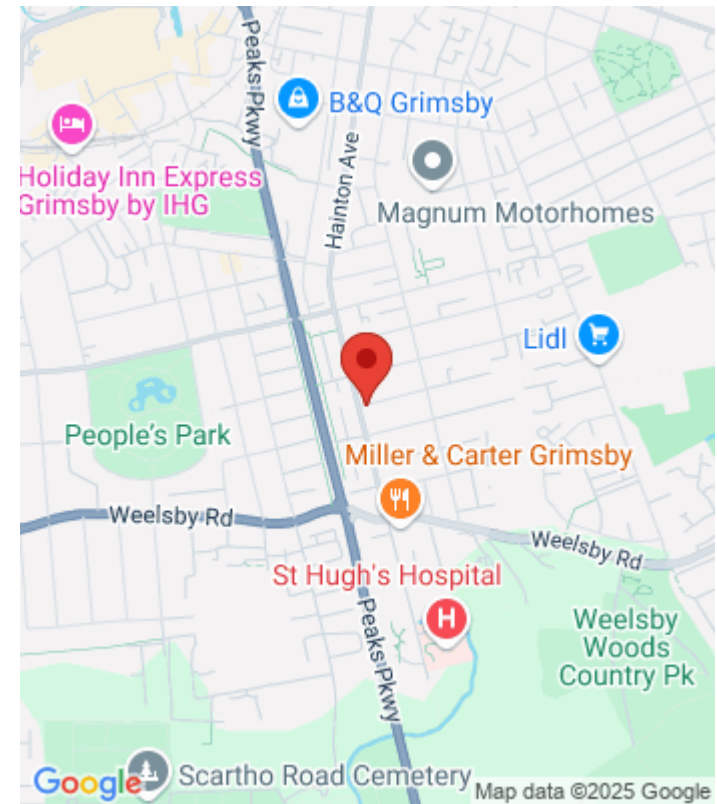
Deposit: £750

Holding Deposit: £199.61

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 tenant.



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.