



1 bed apartment to buy in DN34

Nelson Way, Laceby Acres, Grimsby,
Lincolnshire, DN34 5RQ

£55,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Purpose-Built One-Bedroom First Floor Flat
- ✓ Popular Laceby Acres Location
- ✓ Private Ground Floor Entrance Hall
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Ducted Air
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

(We are offering part only of the property shown in the photograph)

A purpose-built one-bedroom first floor flat, occupying a popular position within Laceby Acres and offered at an extremely keen price.

The area is well regarded for its convenience, with local shops, bus routes, schools and everyday amenities within easy reach, while Grimsby town centre, the Diana, Princess of Wales Hospital and the A46 are all readily accessible. This makes the property particularly appealing to investors, commuters and those seeking an affordable home in a well-established residential area.

The accommodation is approached via a private ground floor entrance hall, with stairs leading to the first floor. The first floor comprises a landing, bedroom, living room, kitchen and bathroom. The property benefits from uPVC double glazing and hot air central heating.

Externally, there is communal car parking available within the car park to the rear. Representing an excellent investment opportunity, the flat is realistically priced and offers strong potential as a rental property or a low-maintenance first purchase.

Ground Floor

Entrance Porch

With stairs to first floor accommodation.

First Floor

Landing

Living Room

4.12m x 3.61m

With coving and uPVC double glazed window unit.

Kitchen

3.02m x 2.32m

With a range of base units incorporating sink, electric oven and hob. uPVC double glazed window unit.

Bedroom

3.51m x 2.92m

with coving and uPVC double glazed window unit.

Bathroom

Partially tiled with a white three piece suite comprising panelled bath, pedestal basin and low flush w.c. uPVC double glazed window unit.

Parking

We understand that the property has use of the communal car park to the rear of the property.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 104

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £300.00

Price: Starting Bid £55,000

Property Type: Apartment

Parking: Communal

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

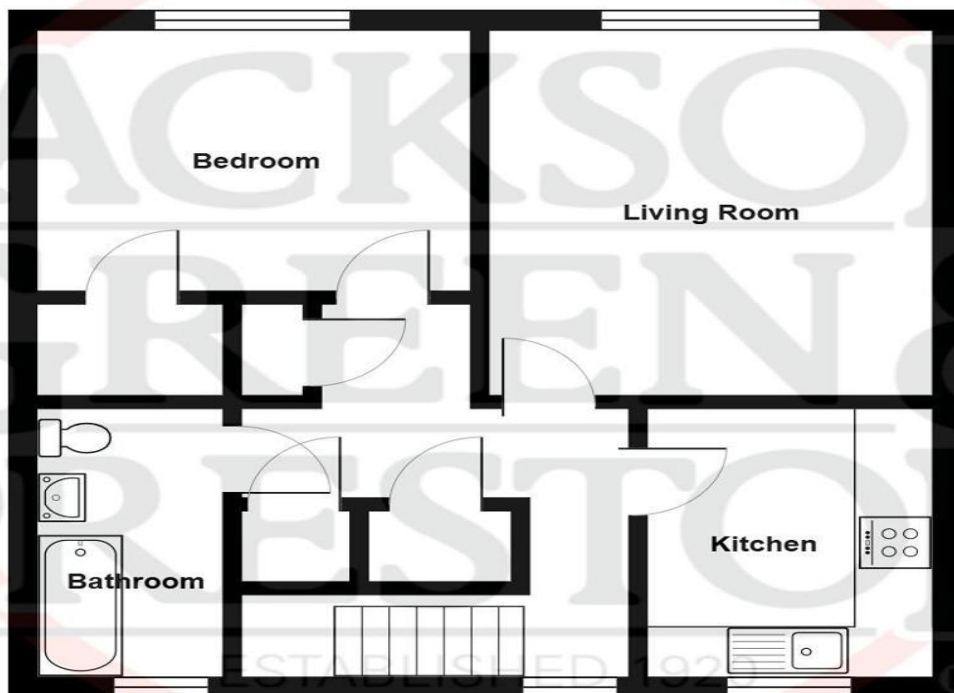
Heating: Ducted Air

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Nelson Way, Laceby Acres, Grimsby, Lincolnshire, DN34 5RQ

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510,
north@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

