

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

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PROPERTY FOR SALE

37 LILAC COURT, GRIMSBY

PURCHASE PRICE £95,000 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£95,000

TENURE

We understand the property to be Leasehold, the management charges are £82.00 PCM which include buildings insurance, windows cleaned and outside maintenance of the grounds



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



37 LILAC COURT, GRIMSBY

This is a first floor beautifully kept and spacious apartment in this extraordinarily popular location at Lilac Court. The property with full double glazing and gas fired central heating is entered from the ground floor, there is a chair lift available here to take you up to the first floor. Nice entrance hall with lovely internal doors, the lounge is very spacious indeed with an attractive view to the front. The kitchen/breakfast room is well fitted and again a comfortable size. The bathroom is well appointed it is a shower room these days then of course the double bedroom which again is a very good well proportioned room. Really attractive property which benefits from a location which is close by bus routes, the shops are not far away within walking distance. It is such an attractive and popular site.

ENTRANCE HALL

A u.PVC double glazed front door to the entrance on the ground floor, the stairs are straight ahead with a stair lift up to the first floor.



HALL

Through the panel and glazed door, a central heating radiator, coving, nicely panelled and glazed doors lead off except to the cloaks/storage cupboard. Telephone point and intercom.



37 LILAC COURT, GRIMSBY

LOUNGE

15'10 x 17'02 (4.83m x 5.23m)

This really is a lovely spacious and comfortable room. A u.PVC double glazed window to the front with a very pleasant outlook over the gardens. There is coving to the ceiling a central heating radiator a polished mantle and a tiled hearth with an inset coal effect electric fire. Above a ceiling light fan for those warm summer days.



DIFFERENT VIEW OF THE LOUNGE



KITCHEN/BREAKFAST ROOM

15'08 x 7'09 (4.78m x 2.36m)

Another nicely proportioned room, laminate floor with units to the base and wall, post form roll edge work tops and tiled reveals. An integrated 4 ring electric hob, the integrated oven on the same level. Plumbing for a washing machine and dish washer. The inset sink unit and mixer tap by the u.PVC double glazed window which looks across the gardens. Plenty of room for a fridge and freezer and table and chairs. A central heating radiator, the combi boiler neatly placed in the corner.



**DIFFERENT VIEW OF
KITCHEN/BREAKFAST ROOM**



BATHROOM

The bathroom is nicely appointed, the white suite comprising of a good size shower cubicle with a plumbed shower, extractor above. Pedestal wash hand basin then a closed couple WC in the corner. All chrome fittings. Two towel radiators one runs off the central heating and the other is electric and independent. Coving to the ceiling. It is a very good bathroom.



BEDROOM

13'00 x 11'02 (3.96m x 3.40m)

This measurement is the walking area of this room. To the back of the property with a u.PVC double glazed window, coving, ceiling light fan a central heating radiator and built in wardrobes. Plenty of space here

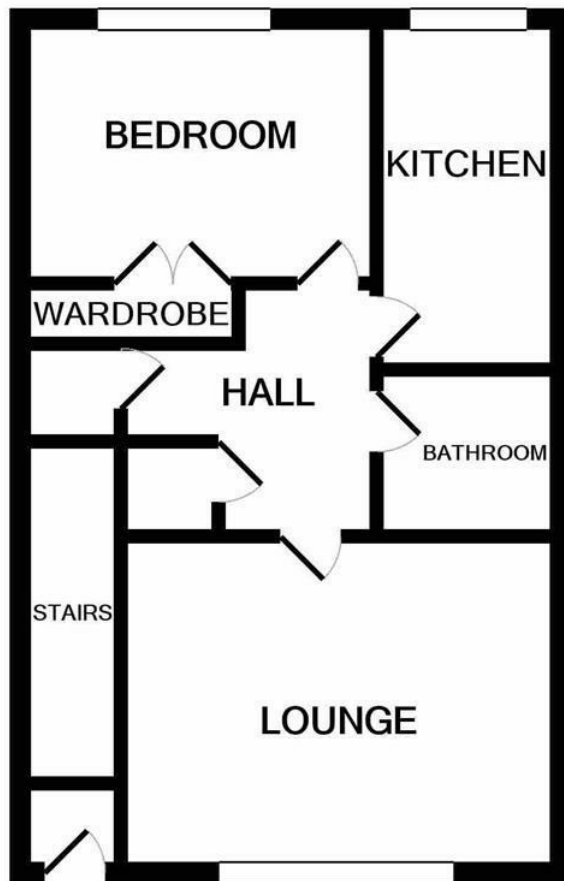


DIFFERENT VIEW OF THE BEDROOM



OUTSIDE


There is a communal area to this development and under normal circumstances events take place most days for the benefit of residence if they wish to take part. Wardens are on duty.




Whilst every attempt has been made to ensure the accuracy of the floor plan 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

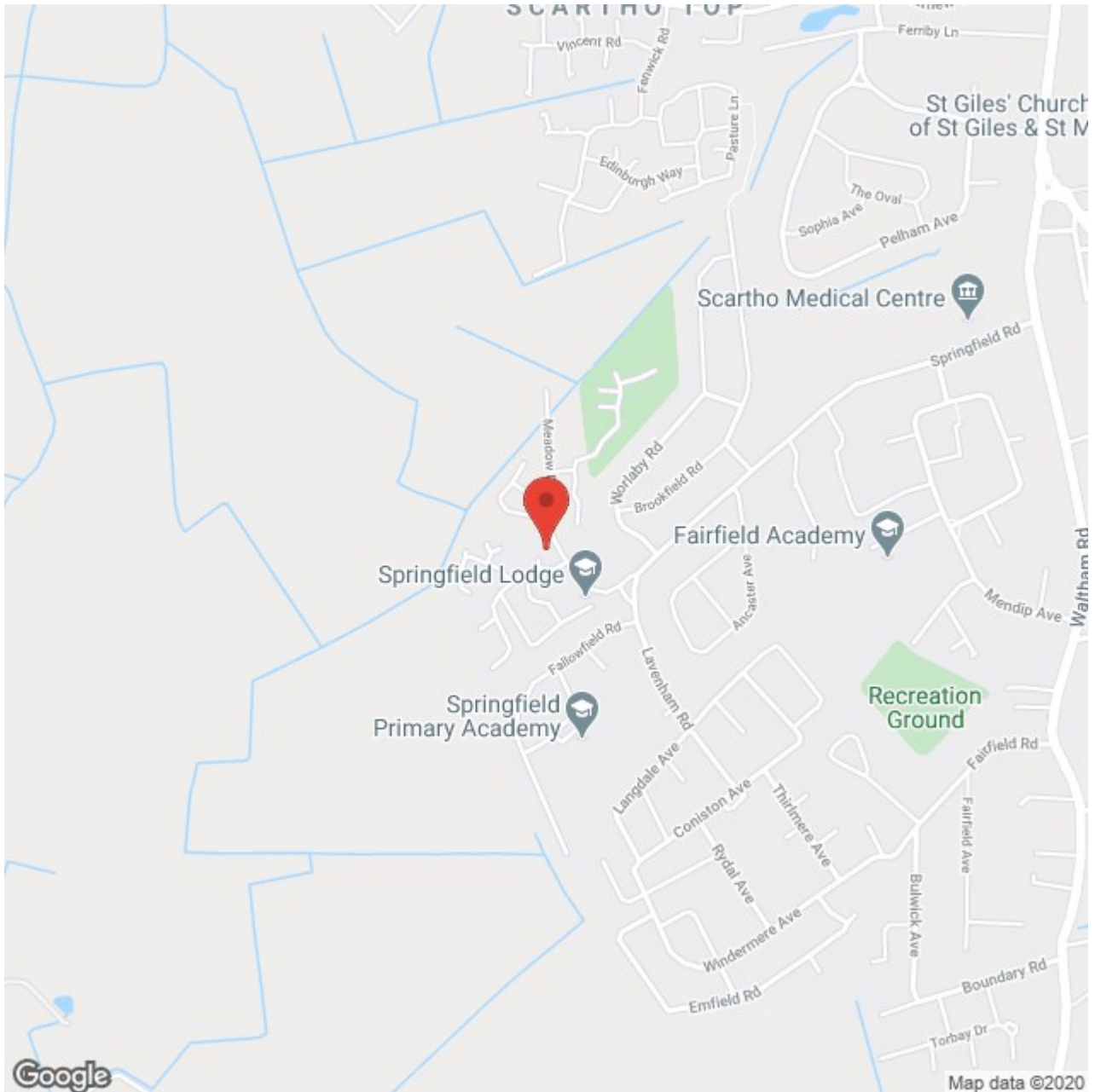
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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker Emma Hyldon can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and Emma Hyldon.)

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

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland