

# MARTIN MASLIN

**1 PENNY MEWS  
WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 0YS**



As Agents we are pleased to offer for sale this superb first floor flat situated within Penny Mews, a most delightful gated development in the heart of Waltham village lying just off the High Street. The property is ideal for the over 55s providing independent living with peace of mind and extra security. The flat is well presented in first class condition throughout and recently fitted with new carpets. It benefits from uPVC framed double glazing and a gas central heating system (Baxi boiler installed 2022). The accommodation includes its own private entrance door and hallway with staircase to the first floor fitted with an electric stairlift, lovely dual aspect Lounge, smart fitted Kitchen, a good size double Bedroom and a modern Shower Room. The property is set within landscaped communal gardens and overlooks a pleasant paved courtyard including an allocated car parking space. A rare opportunity not to be missed, offered with NO FORWARD CHAIN. EPC Rating – D.

**Offers over:  
£105,000**

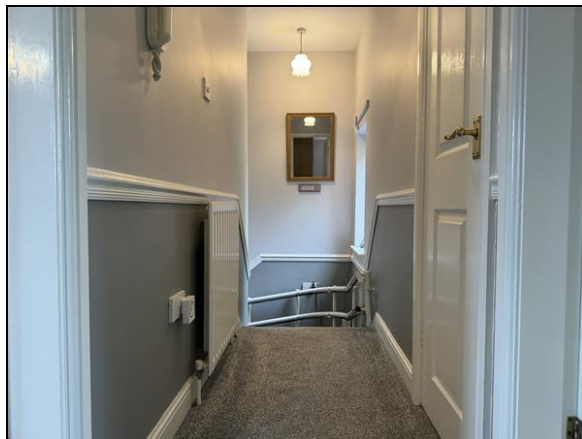
VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A private entrance with a timber porch and a smart composite front door giving access to the hallway from where the return staircase leads to the first floor landing which is fitted with an electric stairlift. It has a uPVC double glazed window overlooking the gardens, a radiator and a built-in cupboard housing the boiler.

### LOUNGE

**5.13m (16'10") x 3.43m (11'3")**

A lovely room enjoying dual aspect views onto the communal gardens below. Tastefully decorated it has coving to the ceiling, an attractive central fireplace with electric fire and a radiator.



### KITCHEN

**3.43m (11'3") x 3.15m (10'4") MAX**

An 'L' shaped room fitted with a range of grey units with complementary worksurfaces incorporating a 1.5 bowl sink with mixer taps and tile splashback. It has space for a slot in gas cooker, plumbing for an automatic washing machine and room for a fridge freezer. There is a small folding table for dining, a radiator and a useful storage cupboard. It has a vinyl floor and a uPVC double glazed window.

### BEDROOM

**3.58m (11'9") x 3.15m (10'4")**

A good size double bedroom with a radiator and a uPVC double glazed window.



LOUNGE

### SHOWER ROOM

**2.21m (7'3") x 2.08m (6'10") MAX**

A smart shower room with mermaid wall panelling and a white suite comprising W.C, pedestal washbasin and a large walk-in shower cubicle with thermostatic unit and sliding door. It has a heated towel rail, access to the loft space, tiled flooring and a uPVC double glazed window.

### OUTSIDE

The flat occupies a central position within the delightful communal gardens overlooking a pleasant paved courtyard. The property is accessed through electric wrought iron gates with an additional side pedestrian gate from the high street. There is one allocated car parking space for the flat.



LOUNGE

### GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Baxi combination central heating boiler located on the landing (installed in 2022) and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. The tenure is Leasehold - subject to Solicitors verification.

### MANAGEMENT

We are advised there is a service charge of £52pcm which contributes towards upkeep of the communal areas, building insurance and window cleaning.



KITCHEN

## VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

## LOCATION AND AMENITIES

Penny Mews is a delightful development for the over 55s situated in the heart of Waltham just off the high street. Local shops, schools and amenities are within walking distance and regular buses serve the area.



KITCHEN



BEDROOM



SHOWER ROOM

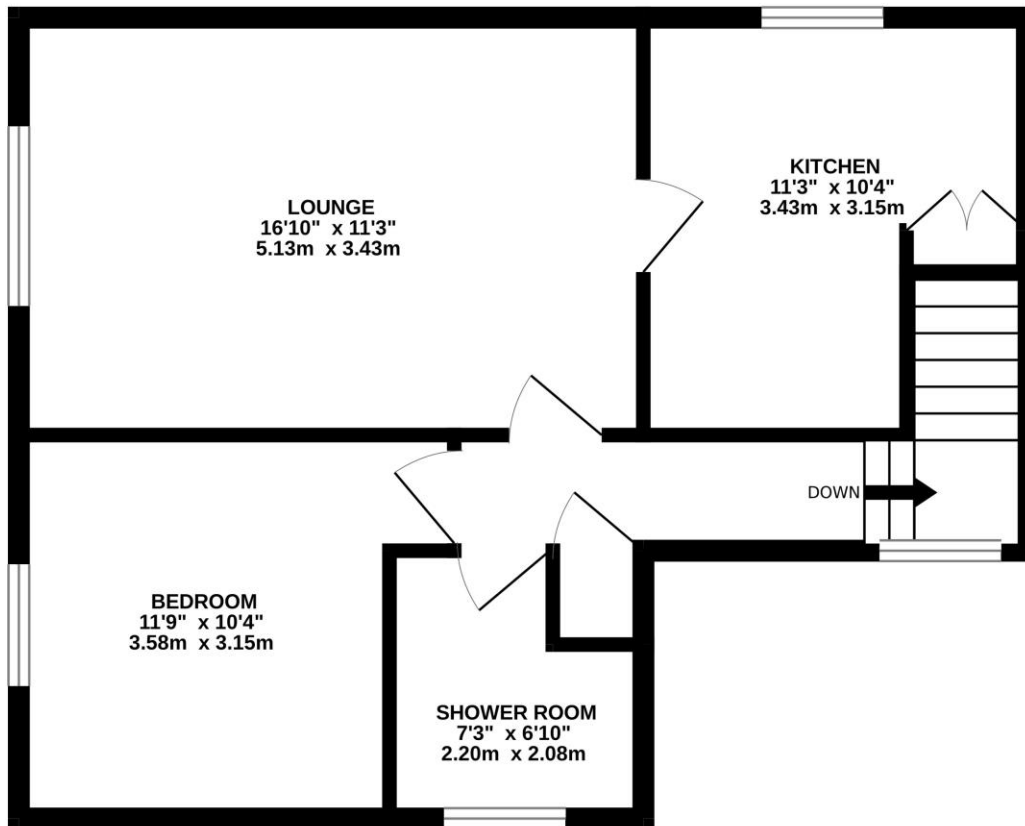


OUTSIDE



OUTSIDE

GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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