

MARTIN MASLIN

31 HARLECH WAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN32 7EE



Situated just off Werneth Road this impressive second floor flat offers superb and unexpected accommodation with the benefit of uPVC framed double glazing and electric storage heaters. Beautifully maintained and updated it comprises:- Shared Entrance Hall/Staircase with security entry system, private Reception Hall, Lounge with oak firesurround, Dining Kitchen with white units, built-in appliances and additional storage cupboards, two Bedrooms (one now opened up to the Inner Hall and used as a Dining Room) and good quality Shower Room with Aqualisa shower. The award winning communal grounds are securely fenced and include patios, pergolas, a woodland flower garden etc. A rare opportunity to acquire a sensibly priced ready-to-move-into flat. EPC Rating - E

£52,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

ENTRANCE HALL

A welcoming entrance area with a useful walk-in storage cupboard and an electric storage heater.

DINING ROOM/ BEDROOM TWO

3.66m (12'0") x 2.95m (9'8")

A light and bright room which was originally a second bedroom until the wall was removed to create an arched link with the inner hallway. There are two storage cupboards and an electric storage heater.

LOUNGE

4.57m (15'0") x 3.66m (12'0")

A well proportioned room featuring an oak firesurround with an electric flicker flame fire. There is an electric storage heater and a door opening to the Dining Kitchen.

DINING KITCHEN

5.33m (17'6") x 2.59m (8'6")

A light and bright room featuring a range of white wall and base cabinets with grey worksurfaces incorporating a single drainer stainless steel sink unit. Built-in appliances comprise a Hotpoint Nouvelle electric oven and a Hotpoint ceramic hob and there are two pantry/storage cupboards, one being a double and the other a single. There is an electric storage heater and a good size airing cupboard houses the prelagged hot water cylinder.

BEDROOM ONE

3.66m (12'0") x 2.92m (9'7")

A delightful double bedroom with an electric storage heater.

SHOWER ROOM

2.39m (7'10") x 1.83m (6'0")

Fully tiled and featuring a white suite comprising a semi-recessed wash basin, a concealed cistern w.c. and a quadrant shaped shower cubicle with a drop-down seat and an Aqualisa Aquastream electric shower. This is a wall mounted heater, white cabinets provide useful storage and there is a heated towel warmer.

OUTSIDE

To the rear of the property there are award winning communal gardens which include patio and sitting areas, pergolas, floral woodland areas etc. Residents of Harlech Way can fully use the gardens and they are an absolute delight. Secure fencing surround the grounds and No 31 Harlech Way has the benefit of its own external store located close by.



ENTRANCE HALL



DINING ROOM/ BEDROOM TWO



LOUNGE



LOUNGE

SERVICES

Mains water, electricity and drainage are connected. We are advised that gas is available to the property if required. Broadband speed and availability can be assessed via <https://checker.ofcom.org.uk>

HEATING

Comprises electric storage heaters which utilise cheaper off-peak electricity.

DOUBLE GLAZING

The flat has the benefit of uPVC framed double glazing.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

Our enquires of the Local Authority indicate the property to be in Council Tax Band - A.

TENURE

We are advised the tenure is leasehold with a 125 year term from May 1988. Ground rent is fixed at £10.00 per annum and is included in a current service charge of £501.70. This charge covers Building Insurance, maintenance and power of shared hallways/landings, the door entry system and the alarm system.

VIEWING

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

LOCATION AND AMENITIES

Harlech Way is located just off Werneth Road which links Duncombe Street and Wellington Street. All the facilities of Freeman Street are within reasonable walking distance and regular buses serve the area.

SERVICE CHARGES

Service charge - £410.73 per annum

Ground Rent - £10.00 per annum

Buildings insurance - £90.97

Total charge = £511.70 per annum



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



SHOWER ROOM



PHOTO OF COMMUNAL GARDEN



OUTSIDE



PHOTO OF COMMUNAL GARDEN

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.



25062



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk