



## 2 bed apartment to buy in DN34

Selmeston Court, Grimsby, Lincoln,  
Lincolnshire, DN34 4TB

**£64,000** Starting Bid

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Being Sold Via Secure Sale Online Bidding. Terms & Conditions Apply
- ✓ Close To Grimsby Town Centre
- ✓ Perfect For Young Professional Or Investment
- ✓ Currently Let At £590 PCM With 8.85% Yield
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

We are delighted to offer to the market one of these purpose built two bedroomed apartments located in Selmeston Court, off College Street, a short distance from Grimsby town centre with excellent local amenities.

Smartly presented throughout it has accommodation comprising entrance hall, living room, two bedrooms, kitchen complimented with modern fitted units with appliances (oven, hob, extractor), bathroom with smart white three piece bathroom suite. There is also a balcony and a garage.

The property is currently tenanted at a passing rent of £590 per calendar month equating to a yield of 8.85%.

AN EXCELLENT INVESTMENT OPPORTUNITY.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 45

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,250.00

Price: Starting Bid £64,000

Property Type: Apartment

Parking: Garage

Year built: 1977

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: No

Restrictions: Yes

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Selmeston Court, Grimsby, Lincoln, Lincolnshire, DN34 4TB

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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