



**Bargate  
Grimsby  
Lincolnshire  
DN34**

**Offers in Excess of £165,000**

**bettermove** 

# Bargate Grimsby

Bettermove are proud to present this 2 bedroom flat in Grimsby, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with allocated parking available.

The council tax band is C.

This is a leasehold property with 961 years remaining on the lease; the ground rent and service charge, combined, are £112.00 per month.

The interior of this beautifully presented, ground floor property, comprises a spacious living room, fitted kitchen/dining room, two double bedrooms, family bathroom, and additional WC.

Located in the popular town of Grimsby, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Grimsby Town Train Station (0.6 mile), a variety of local bus routes, and quick access to the A16, A46, and A180.

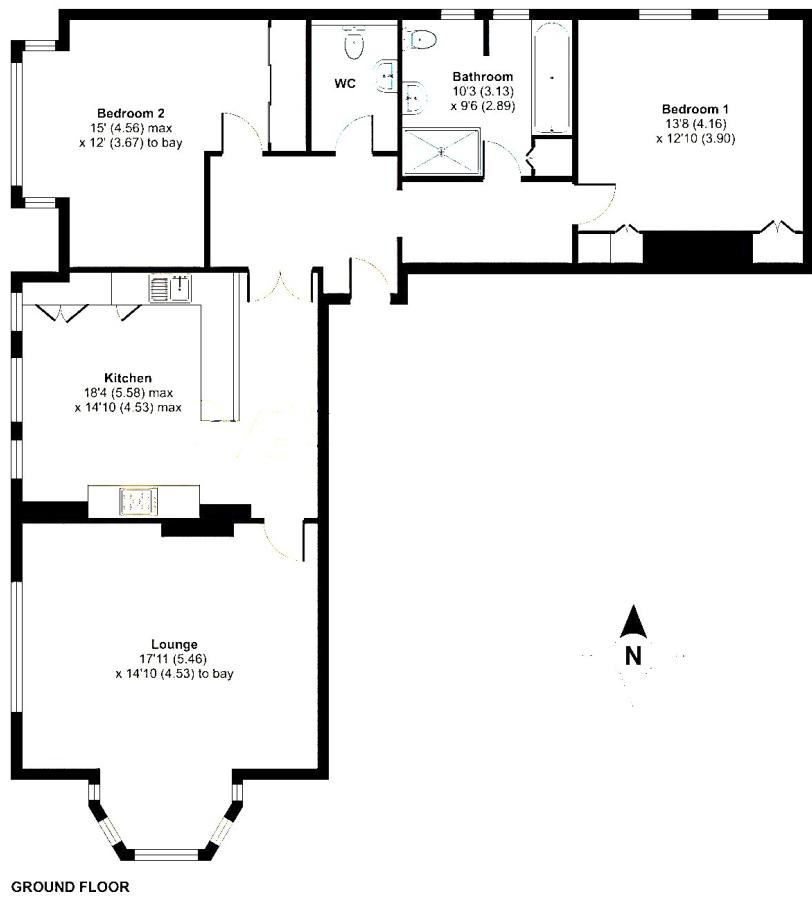
This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



# Bargate, Grimsby, DN34

Approximate Area = 1267 sq ft / 117.7 sq m

For identification only - Not to scale



## Energy Efficiency Rating

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



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