

MARTIN MASLIN

APARTMENT C
FIELD HOUSE
PELHAM ROAD
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 4UF

PLEASE NOTE THIS PHOTOGRAPH SHOWS THE FRONT ELEVATION OF FIELD HOUSE



A superb newly refurbished ground floor Apartment located in the iconic Field House on Pelham Road, former home of trawler fleet owner Sir Alec Black. Beautifully updated yet retaining the grandeur of historic architecture the accommodation comprises; Impressive shared principal Reception Hall, private Entrance Hall, stunning 20'10 x 17'9 Drawing Room, stylish Dining Kitchen with brand new gloss grey units and built in appliances, two double Bedrooms and excellent Bathroom with a new white suite and a shower over the bath. New carpets and laminate flooring has recently been laid and the property is in ready to move into condition. The grounds are established and professionally maintained and the Apartment has the benefit of a useful storage cellar, gas central heating and its own Garage situated close by. Viewing highly recommended. EPC Rating - D

£149,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:-

SHARED RECEPTION HALL

The original main reception hall to Field House itself and providing access to the individual apartments. This area has recently been upgraded with new carpets, décor etc.

ENTRANCE HALL

The private entrance hall to Apartment C and with a grey laminate finish floor, a useful shelved storage cupboard and an airing cupboard housing the hot water cylinder. A door leads to the spacious Cellar area which provides excellent storage options and measures around 4.80m (15'9") x 3.66m (12'0").

DRAWING ROOM

6.35m (20'10") x 5.41m (17'9")

A stunning room featuring a wide classic fireplace with a brick lined interior and a living flame gas fire. There are double aspect windows for maximum natural light and the walls are enhanced by decorative mouldings and wall lights. There are two central heating radiators.

DINING KITCHEN

3.84m (12'7") x 3.56m (11'8")

Stylishly equipped with a newly installed range of gloss grey wall and base cabinets with grey speckled worksurfaces incorporating a single drainer stainless steel sink unit. Brand new built in appliances comprise a Lamona electric oven and a Lamona 4 ring gas hob with a stainless steel extractor canopy above. There is provision for freestanding appliances and there is a concealed Potterton gas central heating boiler. A door opens to the rear of the Apartment and there is plenty of space for an everyday dining table. Central heating radiator.

BEDROOM ONE

4.88m (16'0") x 4.27m (14'0")

An elegant room with a range of cream wardrobes, a picture rail, a central heating radiator and ceiling mouldings. Twin arches with wall lights and shelves each side of the bed position enhance the room.

BEDROOM TWO

4.42m (14'6") max x 3.66m (12'0") max

A well proportioned 'L' shaped room with three windows and a central heating radiator .

BATHROOM

2.34m (7'8") x 2.13m (7'0")

Beautifully appointed with a new white suite comprising a panel bath with a Bristan electric shower above, a vanity washbasin and a w.c. The walls feature marbled laminate panelling around the bath and there is a clear shower screen and a tall heated towel warmer. There is an extractor fan.



SHARED RECEPTION HALL



ENTRANCE HALL



DRAWING ROOM



DRAWING ROOM

OUTSIDE

GARAGE

A single garage situated in a block at the rear of Field House and with an up and over door.

SERVICES

Mains gas, water, electricity and drainage are connected. The electrical system has recently been upgraded including the installation of a new consumer unit.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Potterton gas boiler in the Dining Kitchen.

LOCAL AUTHORITY

North East Lincolnshire Council.

TENURE

We are advised the tenure is Leasehold with a term of 999 years from 1984 at an annual Ground Rent of £10.00.

SERVICE CHARGE

We are advised that a Service Charge of £60 per calendar month is payable to cover maintenance and lighting of the shared areas, grounds maintenance, window cleaning etc. The Ground Rent is included within this figure and individual owners arrange their own Contents insurance and pay a share of the Building Insurance costs.

VIEWING

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

Field House is located at the western end of Pelham Road within walking distance of Grimsby Town Centre with its excellent shopping and social facilities. Regular buses serve the general area and schools and colleges are close by.



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BATHROOM



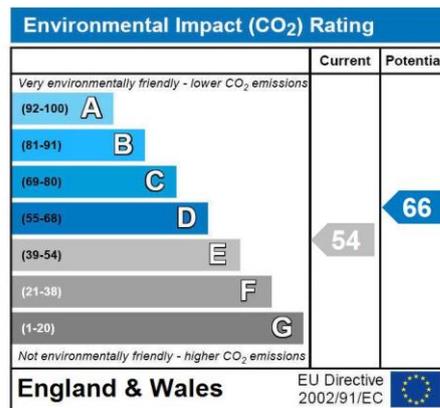
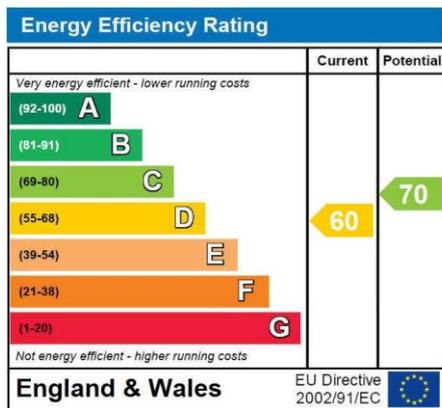
BATHROOM



OUTSIDE



GARAGE



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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