



37 Danes Close
Grimsby, North East Lincs, DN32 9AG

Offers Over
£70,000

2 Bedroom Apartment

- Leasehold
- Second Floor Apartment
- 2 Bedrooms
- Well Presented Throughout
- Open Plan Kitchen/Lounge/Diner
- One Allocated Parking Space
- Grimsby Location
- Can be Sold with Tenant in Situ or Vacant Possession
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 37 Danes Close, Grimsby, North East Lincs, DN32 9AG](#)



Overview

This modern two Bedroom apartment is located in Grimsby, positioned on the second floor and in a convenient and well regarded residential position, which is convenient for local shops and a bus route. The property is well presented throughout and currently tenanted. This property can be purchased as an investment with tenants in situ, or alternately the vendor can serve a Section 21 once we have found a buyer and be sold vacant possession. The current tenants are paying £600 pcm.

Internal viewings are highly recommended and internal accommodation briefly comprises; Entrance Hallway, Bathroom, open plan Lounge/Kitchen/Dining area and two spacious Bedrooms. The lounge has a Juliet style balcony through uPVC French doors with Bedroom two also enjoying a Juliet style balcony. The Bathroom has a white, modern three piece suite with shower over bath and tiled walls. Externally, there is an Allocated Parking space to the front.

Agent's Note- This apartment is leasehold with 108 years left on the lease. The annual ground rent is £335 and the annual service charge is £1,380.

Agent's Note - The vendor advises that the loft is boarded.



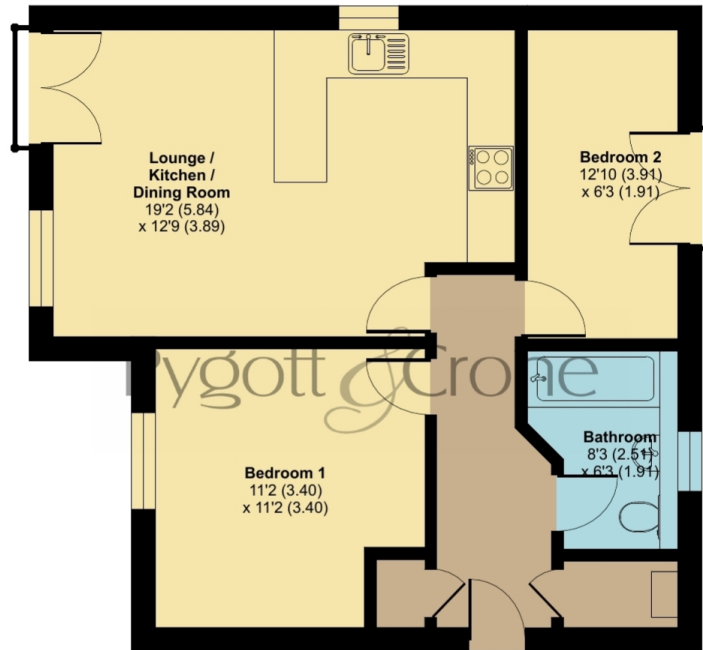




Danes Close, Grimsby, DN32

Approximate Area = 594 sq ft / 55.2 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1400933



Location



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is on the market with our Grimsby branch

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01472 264960