



2 Wellowgate Mews  
Grimsby, Lincolnshire, DN32 0RY

Offers Over  
£85,000

## 1 Bedroom Flat

- Leasehold
- First Floor Apartment
- Lounge & Kitchen
- Bedroom & Bathroom
- Secure allocated parking
- No Forward Chain
- Viewing Essential
- Ideal Investment
- EPC Rating- C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 2 Wellowgate Mews, Grimsby, Lincolnshire, DN32 0RY](#)



## Overview

Pygott and Crone are delighted to offer this first floor 1 bedroom apartment within close proximity to Grimsby Town Centre.

The property is accessed via a secure gated development, found just off Wellowgate in Grimsby Town Centre.

The living accommodation is comprised of: Lounge, Kitchen, One Bedroom and Bathroom. There is allocated parking and secure intercom gated access.

Agent's Note: We have been advised by the vendor that the property is currently let on an AST at £550pcm; the landlord is willing to serve the tenants with a Section 21 Notice after a sale has been agreed if required. The buyer will need to confirm with their solicitor regarding vacant possession and dates.

Please note - We have been advised that the property is Leasehold with 158 years left on the lease and that the cost per annum for ground rent and service charge is approximately £500.



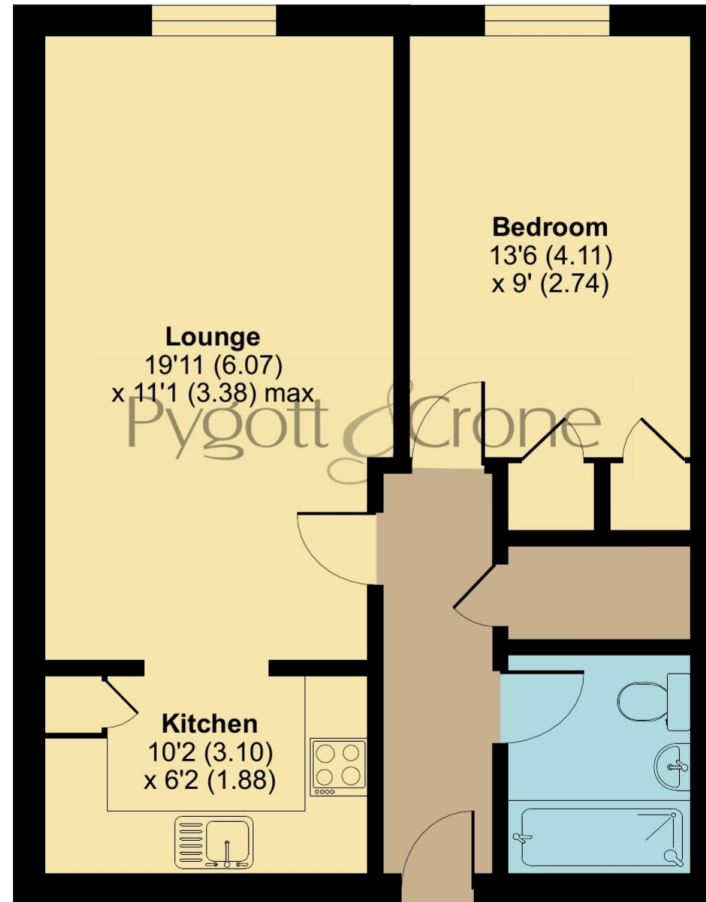




## Wellowgate Mews, Grimsby, DN32

Approximate Area = 554 sq ft / 51.4 sq m

For identification only - Not to scale



### SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1150762



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## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Dave Jolley**  
Mortgage & Protection Adviser

0330 912 0007

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2 Wellowgate Mews, Grimsby  
is on the market with our Grimsby branch

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