



12 Briar Lane
Grimsby, Lincolnshire, DN33 3LS

Offers in excess of
£110,000

2 Bedroom Flat

- Leasehold
- First Floor Apartment
- 2 Bedrooms
- Over 55s Development
- Retirement Property
- Well Presented Throughout
- Move in Ready
- Scartho Location
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 12 Briar Lane, Grimsby, Lincolnshire, DN33 3LS](#)



Overview

Located on the very popular Springfield Park over 55s retirement park is this rarely available First Floor Apartment. This beautifully presented apartment is being offered for sale with No Forward Chain and has the benefit of being warden controlled which is ready to be moved into.

The internal accommodation briefly comprises: Entrance Hallway, Stairs to the First Floor, Lounge, Kitchen, Shower Room and two good sized Bedrooms. We are advised that the tenure of this property is Leasehold for a period of 99 years from January 1991, there is a monthly charge of approximately £94 per month and the current annual ground rent is £74.88.

This two Bedroom Apartment is a rare opportunity and is not one to be missed, so early viewings are essential to fully appreciate what is on offer.

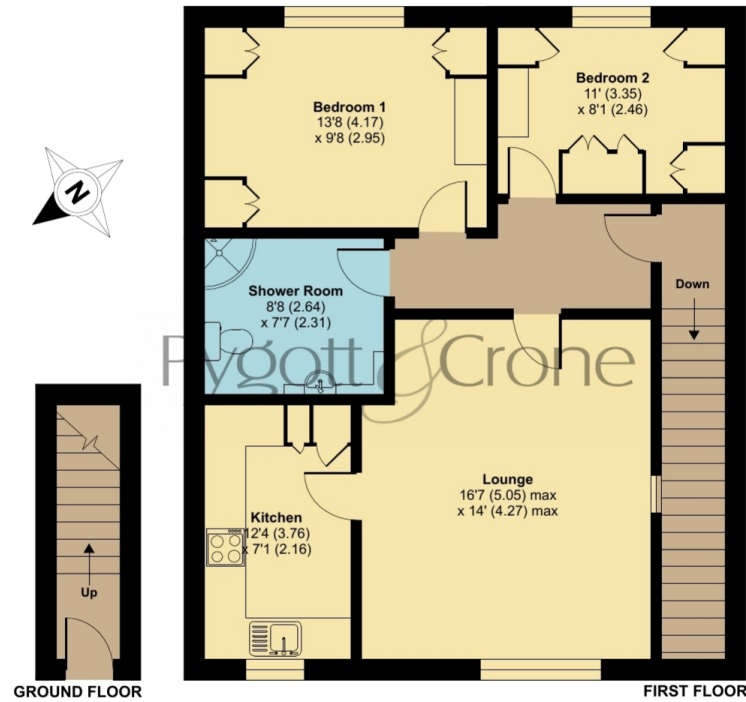




Briar Lane, Grimsby, DN33

Approximate Area = 796 sq ft / 73.9 sq m

For identification only - Not to scale



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: 1253002



Location



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



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Dave Jolley
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Houses. Homes. Harmony.



12 Briar Lane, Grimsby
is on the market with our Grimsby branch

22 South St Mary's Gate, Grimsby DN31 1LQ

01472 264960