



22 Queens Court
Grimsby, Lincolnshire, DN34 5TT

Offers Over
£70,000

2 Bedroom Flat

- Leasehold
- Over 55's Cambridge Park Development
- First Floor Flat
- 2 Bedrooms
- Warden Controlled
- No Onward Chain
- 24/7 Emergency Alarm Service
- Well Presented Throughout
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 22 Queens Court, Grimsby, Lincolnshire, DN34 5TT](#)



Overview

Offered for sale with No Onward Chain! This is a fantastic opportunity to acquire a spacious and ready to move into over 55's Two Bedroom First Floor Flat, situated in Grimsby on the Cambridge Park Development. The property is well presented throughout, has the benefit of a stair lift, electric heating and is warden controlled for peace of mind, ideal for anyone looking for a retirement property or to downsize. Residents also enjoy access to a community lounge that hosts regular social events.

Internal accommodation briefly comprises: Entrance Hallway, stairs to the first floor, Lounge/ Dining Room, Shower Room, Two Bedrooms and Kitchen. There is plenty of parking to the front of the property on a first come first served basis. Viewings are essential to fully appreciate the living accommodation on offer.

Agent's note: The property is Leasehold with 125 years from 1st of July 1987. There is a monthly service charge of £282.14 and the annual ground rent is £78.





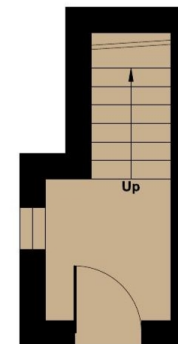
Queens Court, Grimsby, DN34

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Pygott & Crone. REF: 1537204



Location



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22 Queens Court, Grimsby
is on the market with our Grimsby branch

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

01472 264960