

**Flat 5 Saxon House 70 St Peters Avenue, Cleethorpes, North East
Lincolnshire, DN35 8HP**

Key Features:

- Two Bedroom Apartment
- Central Cleethorpes
- Spacious Open Plan Living Kitchen
- Master Bedroom With En-Suite Shower Room
- Additional Bath/Shower Room
- Study/Home Office
- Private Gated Car Park
- No Forward Chain

A generously proportioned two bedroom first floor apartment offered for sale within this period property on St. Peters Avenue. Conveniently situated on the doorstep of local shops and amenities, and just a short walk to the seafront.

Well presented throughout, the accommodation offers:- a spacious open plan living kitchen with integral appliances, master bedroom featuring an en-suite shower room, plus a further bath/shower room, and study/home office. Private gated car park at the rear allowing one allocated space. Viewing Highly Recommended...Offered for sale with No Forward Chain.



ENTRANCE HALL

Via the front entrance door of Saxon House, with staircase to the upper floors.

ENTRANCE FLAT 5

With useful built-in storage cupboards - providing plumbing for a washing machine and dryer space.

LIVING KITCHEN

20'6" x 14'0" (6.26 x 4.27)

Fitted with a range of wall and base units, work surfaces incorporating a stainless steel sink, built-in oven, gas hob with extractor over, and integrated fridge/freezer. Tall unit housing the gas central heating boiler. Side and rear aspect windows.

MASTER BEDROOM

14'9" x 8'5" (4.51 x 2.58)

To side aspect, with a built-in storage cupboard/wardrobe.

EN-SUITE SHOWER ROOM

8'4" x 5'2" (2.55 x 1.59)

Fitted with a large walk-in shower, pedestal basin and wc. Heated towel rail. Opaque window.

BEDROOM 2

11'3" x 9'1" (3.45 x 2.79)

To rear aspect, a second double bedroom with a built-in storage cupboard/wardrobe.

BATHROOM

11'10" x 6'2" (3.62 x 1.88)

Fitted with a large shower enclosure, bath, pedestal basin and wc. Heated towel rail. Opaque window.

STUDY/HOME OFFICE

6'10" x 5'1" (2.09 x 1.57)

A versatile room, ideal as a home office or store room.

OUTSIDE

Private gated car park situated at the rear of the property via Mill Road.

COUNCIL TAX BAND

B

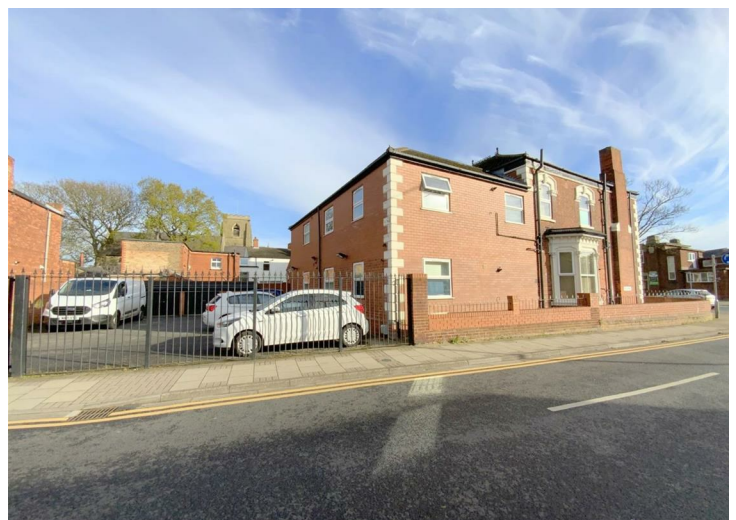
TENURE

Leasehold

Ground rent - £50 per year

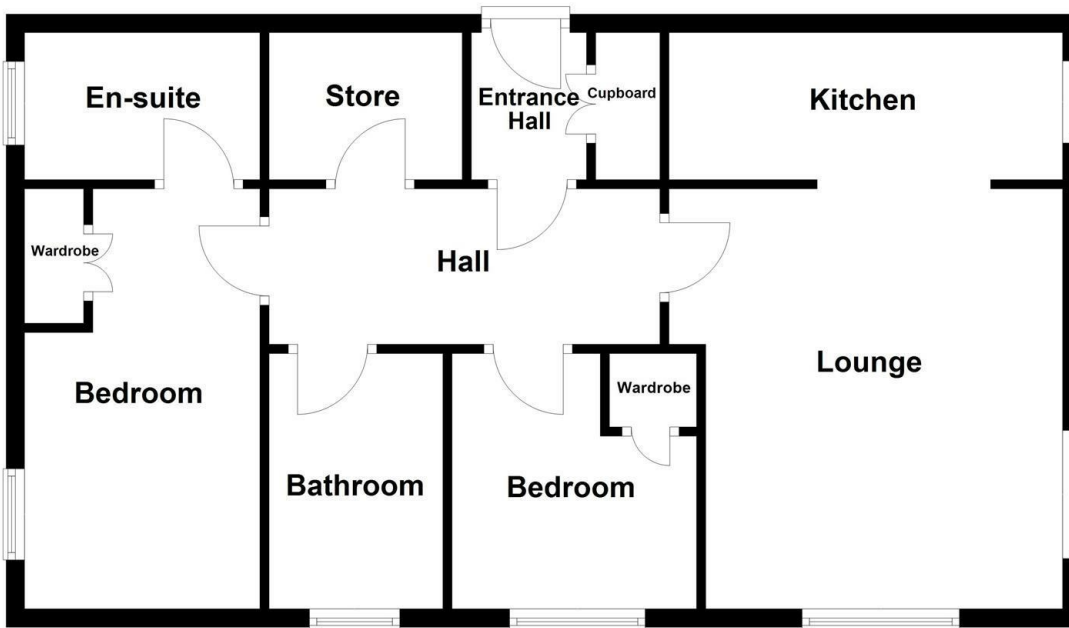
Management/Service Charge - £55 per month (includes maintenance of communal areas, roof, windows, car park and building insurance).

No Pets Allowed



Flat 5

Approx. 67.8 sq. metres (729.5 sq. feet)



Total area: approx. 67.8 sq. metres (729.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

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