



3 Summerfields Kings Road, Cleethorpes, North East Lincolnshire, DN35 0AF

Key Features:

- SEAFRONT LOCATION
- Exclusive For The Over 55's
- Spacious First Floor Apartment
- Two Bedrooms
- Living Room, Kitchen & Bathroom
- Beautifully Maintained Communal Gardens
- On Site Parking
- Share Of Large Detached Garage
- No Forward Chain

Forming part of this detached Edwardian residence, located along Kings Road, a superb opportunity to acquire a spacious first floor apartment offered exclusively for the over 55's.

The characterful accommodation includes a private entrance, an elegant living room with bay window overlooking the Humber Estuary, fitted kitchen, a generously sized master bedroom, a second bedroom and a bath/shower room. Set in beautifully maintained communal gardens, with on-site parking and shared use of a large garage situated at the rear of the property. No pets allowed. Long lease. Viewing highly recommended...Offered for sale with No Forward Chain.



ENTRANCE

Private entrance situated to the front of the property, with feature wall panelling, and staircase to the first floor accommodation.

HALLWAY

Featuring herringbone parquet flooring, doors opening to:-

LIVING ROOM

16'9" x 15'10" (5.12 x 4.83)

A well proportioned sitting/dining room featuring a wide bay window overlooking the seafront. With granite stone fireplace incorporating an inset electric fire.

KITCHEN

15'1" x 7'3" (4.61 x 2.21)

Fitted with a range of beech effect units and contrasting work tops incorporating a resin sink/drain. Built-in electric oven, hob with extractor over, integrated microwave, dishwasher, and recess for a larger fridge/freezer. Bay overlooking the rear of the property. Utility cupboard providing plumbing for a washing machine and housing the Ideal Logic central heating boiler.

BATHROOM

10'5" x 7'1" (3.19 x 2.18)

Fitted with a vanity sink unit, wc, shower enclosure with mains shower, and a panelled bath with shower attachment. Heated towel rail. Obscure glazed window. Access to the loft.

BEDROOM 1

18'2" x 12'10" (5.54 x 3.93)

Master bedroom to front aspect. Includes wardrobes.

BEDROOM 2

12'10" x 8'6" (3.93 x 2.60)

To front aspect, with storage cupboard over stairs bulkhead.

GARAGE

Situated at the rear of the property. 50/50 shared ownership with Apartment 1.

GENERAL INFORMATION

Lease term - 189 years from 1978

Maintenance Charge - £72 monthly

Ground Rent - £12.50 per twice annum

Buildings Insurance - approximately £485.55 (for 2024)

Maintenance charge includes upkeep of the communal grounds/driveway, window cleaning and painting of the exterior.


TENURE

Leasehold

COUNCIL TAX BAND

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

