



3 The Waterfront Queens Parade, Cleethorpes, DN35 0FF
£315,000

Key Features:

- Spacious First Floor Apartment
- Prime Location Overlooking Cleethorpes Seafront
- Far Reaching Sea Views
- Two Double Bedrooms
- En-Suite To Master Bedroom
- Generously Sized Living Room With Balcony
- Underfloor Heating Throughout
- Lift Access
- Secure Gated Car Park
- No Forward Chain

A superb opportunity to acquire a spacious two bedroom apartment forming part of this exclusive seafront development. Enjoying direct views over Cleethorpes promenade and the Humber Estuary, the property offers an idyllic seaside lifestyle having the convenience of the beach and local amenities on your doorstep.

Located on the first floor which can be accessed by the lift or stairs from the communal entrance, the accommodation comprises; hallway, a generously sized living room commanding seafront views, fitted kitchen, bathroom, master bedroom with en-suite and a second double bedroom. Benefiting from an electric underfloor heating system having separate thermostats in each room.

Externally, there is a secure gated carpark accessed via a keypad entry system, allowing one allocated space and visitors parking.



COMMUNAL ENTRANCE

Situated at the rear of the development, with lift and staircase rising to the upper floors

APARTMENT NO3

ENTRANCE HALL

A spacious and versatile hall, practically a room in itself! With access to all rooms including glazed French doors opening into the living room.

LIVING ROOM

23'9" x 18'0" (7.25 x 5.49)

A superb well-proportioned room enjoying views over the promenade and beyond. With sliding doors opening onto the balcony, and marble effect fireplace incorporating an electric stove.

KITCHEN

14'0" x 13'11" (4.28 x 4.25)

Fitted with a range of cream shaker style units, built-in oven, ceramic hob with extractor over, integrated dishwasher and fridge/freezer, and plumbing for a washing machine. Cupboard housing the 'Heat Flow' hot water cylinder. Side/front aspect windows with plantation shutters.

BATHROOM

7'8" x 6'0" (2.34 x 1.84)

Fully tiled, with a panelled bath, vanity sink unit, and wc.

BEDROOM 1

13'5" x 12'2" (4.10 x 3.72)

Master bedroom with fitted wardrobes, and side aspect window with plantation shutters.

EN-SUITE SHOWER ROOM

7'8" x 7'4" (2.34 x 2.26)

Fully tiled, with a quadrant shower enclosure, vanity sink unit and wc. Side aspect window with plantation shutters

BEDROOM 2

14'1" x 11'4" (4.31 x 3.46)

A second double bedroom with fitted wardrobes, and side/rear aspect windows with plantation shutters.

PARKING

Allocated parking space number 17, and visitor's parking space number 2.

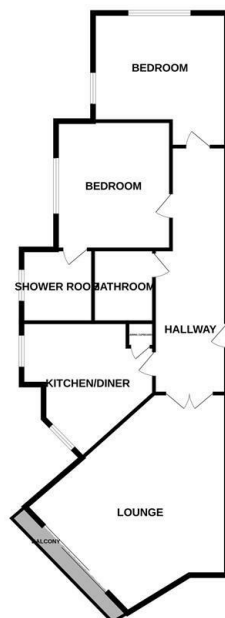
TENURE

ALL OWN A SHARE OF THE FREEHOLD

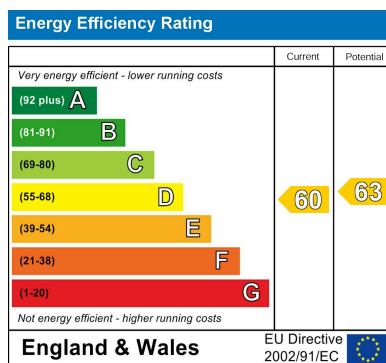
COUNCIL TAX BAND

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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

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