



**3 The Waterfront Queens Parade, Cleethorpes, DN35 0FF**  
**£299,950**

## 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.

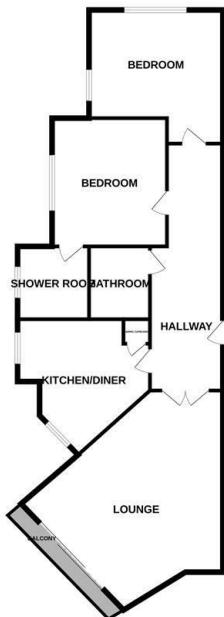


### TENURE

ALL OWN A SHARE OF THE FREEHOLD

### COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is intended for guidance purposes only and is not to scale. Prospective purchasers should make their own arrangements to verify the details given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	63
(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