



4 Winter Gardens Close, Cleethorpes, North East Lincolnshire, DN35 0AT
£295,000

Key Features:

- Two Storey Maisonette Apartment
- Beautifully Appointed Throughout
- Prime Location Overlooking Cleethorpes Seafront
- Modern Kitchen & Shower Room
- Two Double Bedrooms
- Lounge/Dining Room
- Balcony With Sea Views
- Storage Options Throughout
- Secure Allocated Parking
- Private Courtyard To Rear

An exciting opportunity to acquire this immaculately presented two storey apartment located on Cleethorpes Seafront, with views over the Humber Estuary. Offering an idyllic seaside lifestyle, situated on the doorstep of all local attractions, the central promenade, beach, leisure centre and boating lake. Arranged over two floors, the accommodation has been tastefully upgraded by the current owners, comprising; a modern fitted kitchen with integral appliances, downstairs cloaks/wc, lounge/dining room featuring bespoke fitted cabinetry, first floor master bedroom with balcony, a second double bedroom, and a luxury shower room. Boasting Amtico LVT flooring throughout the majority of the property which has underfloor heating. Externally, the apartment has its own private courtyard garden to the rear, along with a secure gated communal carpark.



ENTRANCE HALL

Accessed via the rear of the property, with a useful storage cupboard housing the gas central heating boiler, and staircase to the first floor.

KITCHEN

18'0" x 8'4" (5.49 x 2.56)

Fitted with a large range of modern gloss units, and contrasting worktops incorporating a composite sink. Built-in double oven/microwave, induction hob with extractor over, wine cooler, integrated fridge/freezer, built in washer/dryer and optional space for a dishwasher. Rear aspect window.

CLOAKROOM

4'8" x 2'9" (1.43 x 0.84)

Fitted with a vanity sink unit and concealed cistern wc.

LOUNGE/DINING ROOM

15'7" x 13'7" (4.76 x 4.16)

Featuring a range of bespoke fitted cabinets providing excellent storage, which includes a media wall and sideboard. Full length windows/doors overlooking the seafront.

FIRST FLOOR

BEDROOM 1

15'11" x 10'8" (4.87 x 3.27)

Featuring a range of modern wardrobes/drawers/vanity table, and french doors opening onto the balcony.

BEDROOM 2

11'9" x 7'7" (3.59 x 2.33)

To rear aspect, a second double bedroom with fitted wardrobes.

SHOWER ROOM

7'11" x 5'1" (2.42 x 1.56)

Well appointed, featuring a large walk-in shower, and ample fitted storage incorporating a wash basin and wc. Marble effect wall and floor tiles. Heated towel rail. Illuminated wall mirror.

OUTSIDE

To the rear of the property is a private enclosed courtyard style garden with composite shed. The secure gated carpark provides one allocated space, and visitors parking.

TENURE

LEASEHOLD- 150 YEARS FROM 2016

EACH OWNER SHAREHOLDER OF THE WINTER GARDENS

SERVICE CHARGE 25/26- £500 PER ANNUM - CAN PAY QUARTERLY -INCLUDES GARDEN/COMMUNAL AREAS/ MAINTENANCE CHARGE


COUNCIL TAX

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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 3.0.2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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