



**12 Kingsway Court Kingsway, Cleethorpes, North East Lincolnshire, DN35
8QU**

Key Features:

- One Bedroom Penthouse Apartment - Beautifully Maintained
- Prime Position Overlooking Cleethorpes Seafront
- Spacious Open Plan Living Room/Kitchen
- One Double Bedroom & Modern Shower Room
- Car Park To Rear
- No Forward Chain

Immaculately presented throughout, this one-bedroom penthouse apartment enjoys a prime position overlooking Cleethorpes seafront, with far-reaching views over the Humber Estuary. Ideally placed for all local attractions, shops, bars and cafes, it offers a superb opportunity for coastal living or a stylish weekend escape. Inside, the apartment features a bright and spacious open plan living room/kitchen with large windows to take advantage of the sea views. Thoughtfully designed, it features a generous range of modern shaker style units, integral appliances and a breakfast bar. The rear aspect double bedroom includes fitted wardrobes, and the modern shower room is well appointed. Outside, the property offers allocated parking to the rear. Ideal as a permanent residence or holiday retreat...Offered for sale with No Forward Chain.



COMMUNAL ENTRANCE

Accessed to the rear, with staircase to the upper floors.

LIVING ROOM/KITCHEN

24'2" x 16'7" (7.38 x 5.08)

A spacious open plan room enjoying views over the promenade, beach and Humber Estuary. Featuring a large range of grey shaker style units, and contrasting worktops incorporating a breakfast bar. Appliances include a built-in oven, microwave, ceramic hob and an integrated fridge/freezer, dishwasher and washing machine. Useful utility cupboard providing space for a tumble dryer.

BEDROOM

14'4" x 9'1" (4.39 x 2.77)

A double bedroom to rear aspect, with fitted wardrobes.

SHOWER ROOM

6'9" x 5'10" (2.06 x 1.79)

Fitted with a shower enclosure, vanity sink unit and concealed cistern wc. Heated towel rail.

TENURE

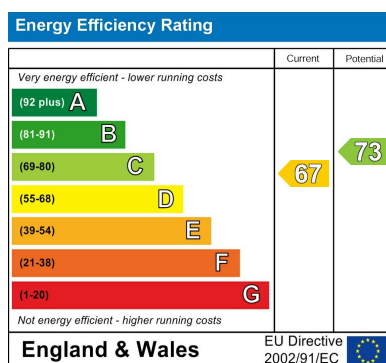
LEASEHOLD

986 years remaining

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

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

