



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Canal Close

Louth
LN11 0FH

Offers in Excess of £120,000

This spacious and modern third floor apartment overlooking the canal is located within easy reach of the town centre. Offered for sale with NO FORWARD CHAIN, the property is an ideal first time buy but could be suitable for retirement, use as a "bolt hole" or would also make an excellent "turn key" investment opportunity. It also has the benefit of a GARAGE AND PARKING SPACE, and is accessed by a secure entrance leading to a communal hallway with stairs to the third floor which leads to the front door of the apartment. There is a communal key pad which leads to bin store and bike storage area. The living accommodation is comprised of Entrance with intercom telephone system, entrance hallway, lounge, fitted breakfast kitchen, bedroom 1 with en suite shower room, bedroom 2 and main bathroom suite.

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Entrance Porch

Entrance door accessed from communal hallway, further door leads to hallway.

Hallway

Radiator.

Lounge

13' 4" x 11' 7" (4.06m x 3.53m)

Double doors to front open out to juliet balcony, built in storage cupboard, open access into kitchen. Radiator, telephone and tv aerial points.

Kitchen

14' 8" x 6' 0" (4.47m x 1.83m)

Window to front, range of fitted units, including sink with draining board, integral oven and plumbing for a washing machine.

Bathroom

7' 2" x 5' 1" (2.18m x 1.55m)

Panelled bath, wash basin and low flush w/c, heated towel rail and electric wall fan.

Bedroom 1

13' 7" x 8' 4" (4.14m x 2.54m)

Window to the front over looking the canal, door to side opens into en suite. Tv aerial point.

En suite

Walk in shower, wash basin and low flush w/c.

Bedroom 2

10' 0" x 7' 8" (3.05m x 2.34m)

Window to front overlooking canal, radiator.

Outside

The property has a single garage located on the ground floor of the building together with a parking space. Up and over door with power and light. The car park offers plenty of visitor parking spaces.

Agents note

We are advised the property is Leasehold. We are advised by our vendors that the property is on a 125 year lease from 2012, with a service charge of £1365.00 Per year. This includes cleaning/maintenance of the communal areas and buildings insurance.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

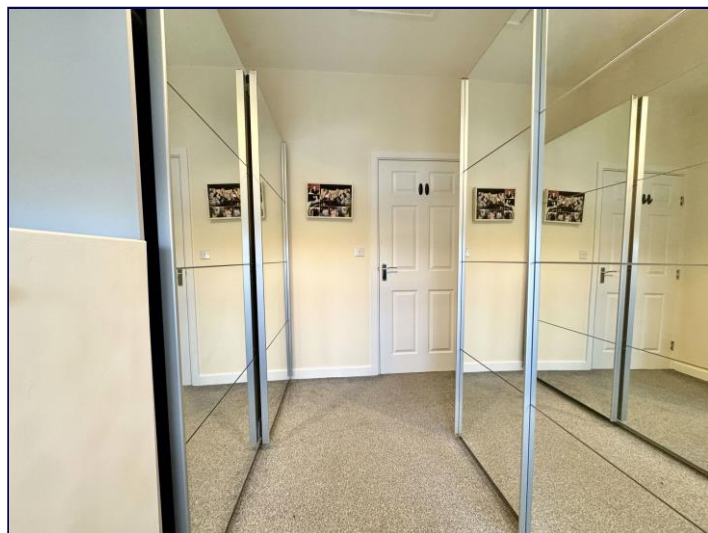
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
49.5 sq.m. (533 sq.ft.) approx.



TOTAL FLOOR AREA : 49.5 sq.m. (533 sq.ft.) approx.

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 mis-statement. 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		