



CROFTS ESTATE AGENTS

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



Flat 1 15 Northgate
Louth
LN11 0LT

Offers in the Region Of £99,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

This quaint one bedroomed town centre GROUND FLOOR FLAT with PARKING. Benefitting from a 999 year lease. Gas centrally heated and double glazed, it offers entrance hall, lounge which opens into the kitchen, double bedroom and bathroom. Rear courtyard garden. Allocated parking space to the front.

Entrance Hall

Entering the property reveals a radiator and laminate flooring. There is also a built in cupboard. The entrance hall provides access to all the rooms.

Kitchen/Diner/Lounge

18' 2" x 16' 4" (5.53m x 4.97m)

With dual aspect windows to the front and side elevation, a radiator and laminate flooring. There is also a great living space with built in storage and a cooking area with a sink and kitchen units.

Bedroom

12' 5" x 11' 5" (3.79m x 3.48m)

The bedroom has a door to the courtyard garden, a radiator, laminate flooring and built in storage.

Bathroom

9' 6" x 5' 8" at widest (2.90m x 1.72m)

The bathroom has an opaque window to the side elevation, a radiator and laminate flooring. There is also a modern suite with a WC, basin and free standing bath.

Outside

There is a private low maintenance courtyard garden and also parking outside to the front.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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

Council Tax Information

Band A: 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.

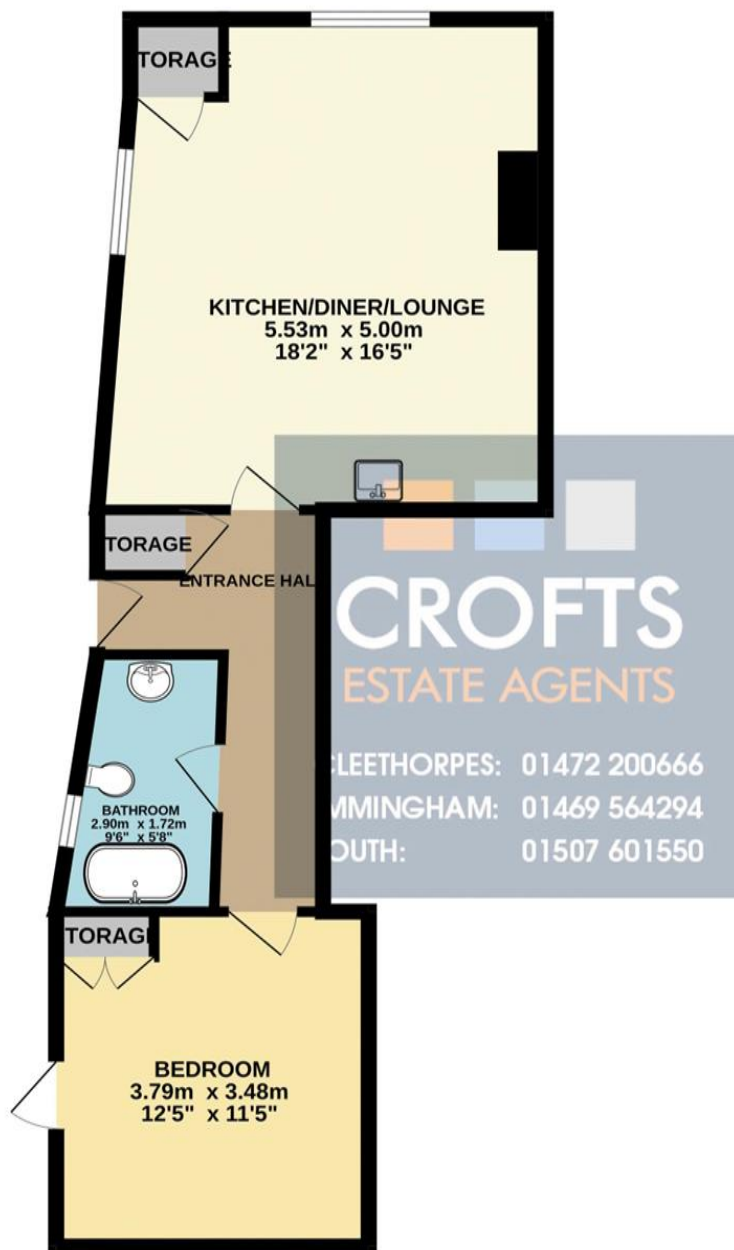
Mortgage and Financial Advice

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
51.2 sq.m. (551 sq.ft.) approx.



TOTAL FLOOR AREA : 51.2 sq.m. (551 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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OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

