



## 7a Highcliff Road Cleethorpes, North East Lincolnshire DN35 8RH

With views over the Humber Estuary and the Promenade is this ONE BEDROOM FIRST FLOOR APARTMENT which is also within easy walking distance of Sea View Street and it's cafe/bistro culture. The deceptively spacious accommodation has been recently refurbished including a new kitchen and bathroom together with new floor coverings and total re decoration and is ideal for a variety of purchasers. Communal entrance hall, good sized lounge, inner hallway, contemporary styled newly fitted kitchen, double bedroom and fabulous bath/shower room/wc. Gas central heating system. Double glazing. VACANT POSSESSION

**£137,500**

- FIRST FLOOR APARTMENT
- GREAT VIEWS TO THE FRONT
- LOUNGE
- NEWLY FITTED KITCHEN
- DOUBLE BEDROOM
- NEW BATHROOM/WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FULLY DECORATED
- NEWLY FITTED FLOOR COVERINGS



## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## VIEWS OF THE PROMENADE



## FIRST FLOOR

Steps lead up from the front garden

## COMMUNAL ENTRANCE HALL

Security door leads into the:-

## LOUNGE (FRONT)

18'10" x 16'9" (5.76 x 5.11)

This excellent sized lounge has a double glazed bay window with stunning views over the Promenade and is fitted with a white painted window seat. The ornate white fire surround is fitted with a living flame gas fire and has a useful cupboard and shelving to one of the chimney breasts. Coving to ceiling and fitted picture rail. Radiator. Newly fitted carpet.



## INNER HALLWAY

Useful storage cupboard. Access to roof space and newly fitted carpet.

## KITCHEN

14'7" x 6'0" (4.46 x 1.85)

This newly fitted contemporary styled grey kitchen is fitted with a range of grey base and wall units having contrasting work surfaces inset with a stainless steel sink unit with matching upstands. Space beneath for washing machine etc. Tiled flooring. Dark grey modern radiator. Double glazed window and door. The gas fired boiler is concealed within a matching wall cupboard.



## KITCHEN

Additional photo



## DOUBLE BEDROOM

9'11" x 14'7" (3.03 x 4.46)

Double glazed window. Radiator. Newly fitted carpet.



## BATHROOM/WC

9'1" x 5'3" (2.77 x 1.62)

Fitted with a brand new suite including a panelled bath having a folding glass screen and a twin headed shower unit, a vanity unit and a concealed low flush wc. Mermaid (or similar) wall boarding to the bath wall. Modern grey radiator. Tiled flooring. Double glazed window.



## BATHROOM/WC

Additional photo



## OUTSIDE

Fire escape from the apartment down to the ground floor.

## PARKING PERMIT

The property would be eligible for the RESIDENT PARKING SCHEME for the car park at Wardall Street to the rear provided that the purchaser can show proof of residency at the address as well as the vehicle being registered to the property.

## TENURE - LEASEHOLD

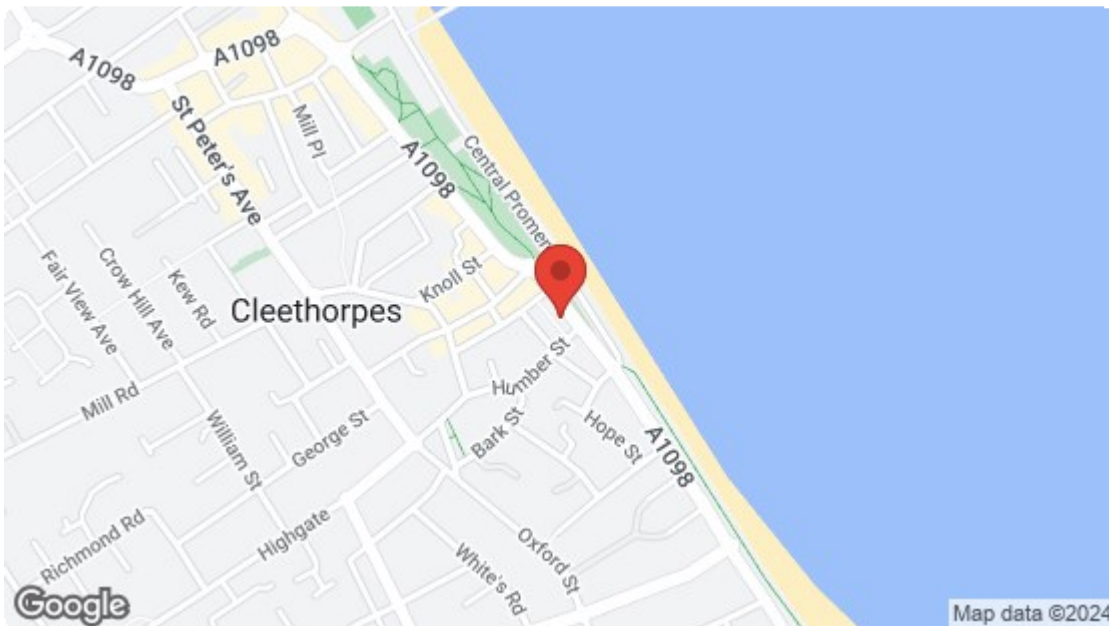
We are informed by the seller that the tenure of this property is Leasehold for a period of 125 years from 13th November 1989 Ground Rent £10p.a. In addition there are additional costs for the exterior maintenance etc which are calculated annually. Confirmation / verification has been requested. Please consult us for further details.

**VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		67	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			81
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.