

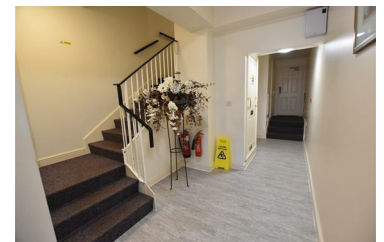


2 Chapman Wood Court Cleethorpes, North East Lincolnshire DN35 7JU

Situated in this very attractive modern building is this LARGER THAN AVERAGE TWO BEDROOM GROUND FLOOR APARTMENT. Within walking distance of the town centre and seafront and being sold with vacant possession, the well planned accommodation includes: Secure communal entrance hall with lift and disabled access, Private entrance hall which leads into the personal large entrance hall, open plan generous sized lounge/dining room which opens into the integrated modern kitchen, separate utility room, two double bedrooms one having en suite shower room, separate bathroom and outside terrace. Intercom Entrance System. Double glazing. Electric heating. Burglar Alarm. Allocated parking. Communal outside area. Viewing is highly recommended on this spacious apartment offered to you with No Forward Chain. **ONLY PART OF THE PROPERTY SHOWN IS FOR SALE**

Chain Free £160,000

- TWO BEDROOM GROUND FLOOR APARTMENT
- WELL MAINTAINED SPACIOUS ACCOMMODATION
- EN SUITE SHOWER ROOM
- SEPARATE BATHROOM
- SECURE GATED CAR PARK
- OPEN PLAN LIVING DINING KITCHEN
- UTILITY ROOM
- CLOSE TO CLEETHORPES TOWN CENTRE
- IDEAL FOR MOTORWAY LINKS
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE/PORCH HALLWAY

Accessed via a secure entrance procedure this communal entrance porch has a double glazed entrance door with wall mounted letter boxes. Double glazed door leads into the entrance hall which has a pale grey hard wearing floor, staircase and lift which leads up to the upper floors.



PERSONAL ENTRANCE

Large entrance hall having carpeted flooring, coving to ceiling and intercom system. Hot water cylinder cupboard.

LIVING DINING KITCHEN

29'3" x 19'11" (8.93 x 6.08)

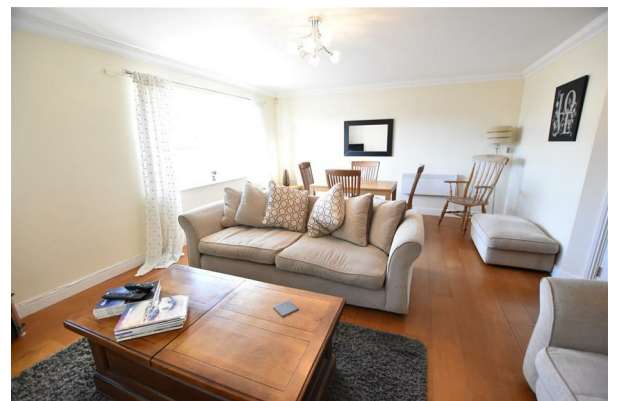
The open plan Living Dining Kitchen area has two uPVC double glazed windows to the front aspect, neutral decor, wood floor throughout and wall mounted electric heater. Providing ample space for a lounge area and dining table. The kitchen area benefits from a range of Beach effect wall and base units with contrasting worksurfaces and matching splashbacks, resin sink and drainer and built in electric oven and hob with stainless splashback having chimney style extractor hood above, integrated fridge and dishwasher.



LIVING DINING AREA



LOUNGE AREA



DINING AREA



UTILITY ROOM

8'7" x 6'3" (2.64 x 1.91)

Having a range of built in units with contrasting worksurfaces incorporating a stainless steel sink and drainer, tiled splashbacks, tiled floor and space for appliances. (Available by separate negotiation).



BATHROOM

8'8" x 7'2" (2.66 x 2.19)

Fitted with a white three piece suite comprising of: Panelled Bath with shower over and glazed screen, pedestal hand wash basin, low flush wc, having tiling to part walls and floor with extractor fan fitted.



MASTER BEDROOM

15'6" x 9'3" (4.73 x 2.84)

Having neutral decor to the walls, carpeted flooring, wall mounted electric heater and uPVC double glazed Patio doors leading to the low maintenance terrace. Door leading to the En Suite Shower Room:-



EN SUITE

7'11" x 7'4" (2.42 x 2.25)

Benefitting from a white three piece suite which comprises of:- En closed shower cubicle, pedestal hand wash basin and low flush wc. Tiling to part wall and floor with extractor fan fitted.



BEDROOM TWO

14'3" x 4.36 x)

The second double bedroom neutral decor, carpeted flooring, electric wall mounted heater and uPVC double glazed window to the rear aspect.



TERRACE

Accessed via the main bedroom with walled boundary ideal for those lazy sunny afternoons.



FURNITURE

All furniture is available via separate negotiation.

OUTSIDE



CAR PARK



TENURE & MANAGEMENT CHRGES

We are informed by the seller that the tenure of this property is Leasehold for a period of 999 years from 2005 with the owners of the apartments having one each share in the management company named Grimsby road Development Management Company who own the freehold. The present annual charge is £1000 plus £200 sinking fund, this fee includes:- building insurance, maintenance of the common areas including the lift, window cleaning and the running of the company.

COUNCIL TAX BAND

The property is in council tax band C

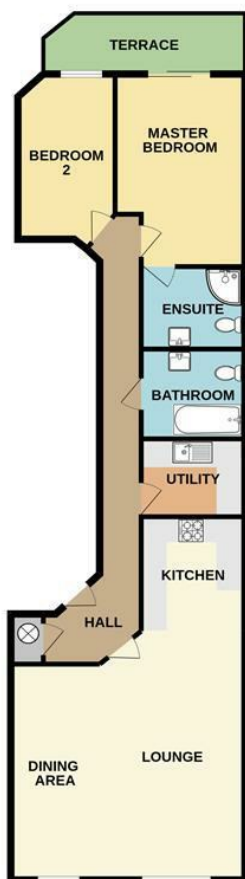
VIEWING ARRANGEMENTS

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

OPENING TIMES

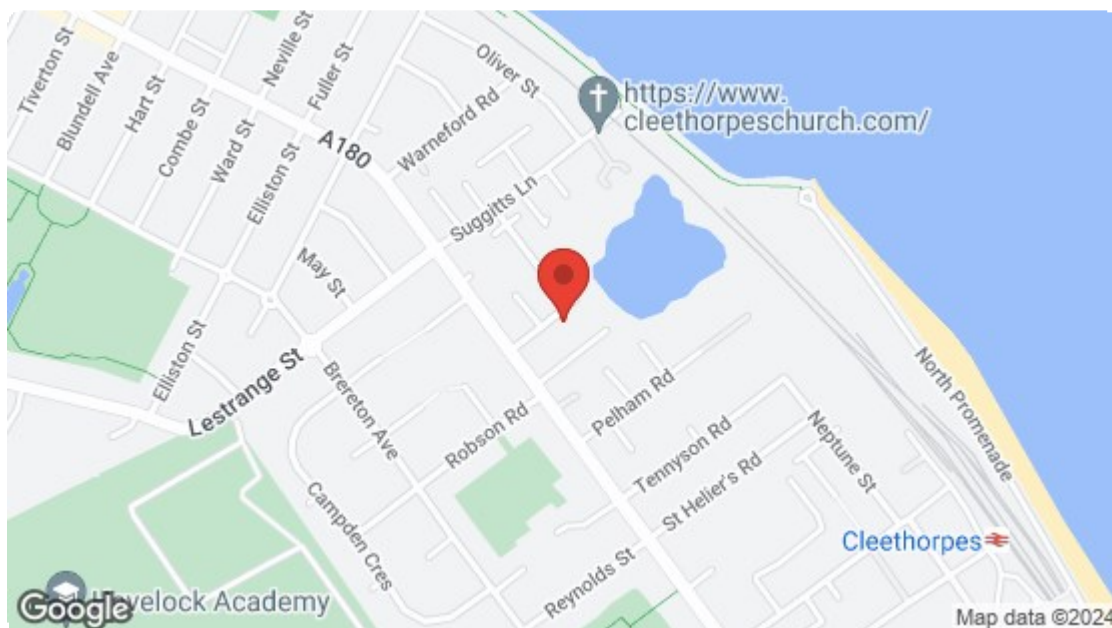
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



GROUND FLOOR APARTMENT

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.