



## FF Flat 17 Summerfield, Kings Road Cleethorpes, Lincolnshire DN35 0AF

Across the road from the seafront is this fabulous re-furnished FIRST FLOOR TWO BEDROOM APARTMENT for the over 55's which is being sold with AN EXTENDED LEASE. The apartment is finished to a very high standard with immaculately presented accommodation including: Communal entrance hall with stair lift leading up to the first floor communal first floor hall, Private entrance hall, excellent sized lounge with views over Kings Road, modern fitted kitchen with integrated appliances, two double bedrooms and a fashionable shower room/wc. Gas central heating system. Double glazing. Brick garage and parking space. Delightful communal gardens. Carpets and blinds included. Some of the furniture in the photographs is available to purchase.

**£149,950**

- A SUPERBLY PRESENTED F F APARTMENT
- FOR THE OVER 55'S
- ACROSS THE ROAD FROM THE SEAFRONT
- BEAUTIFUL COMMUNAL GROUNDS
- LOUNGE
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM/WC
- BRICK GARAGE
- EXTENDED LEASE



## MAIN HOUSE AND APARTMENTS

This photos shows the original main house which is now apartments and the more modern block of which No. 17 is situated.



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### COMMUNAL ENTRANCE

Approached via the left hand side of the development through a uPVC door into the communal entrance and having stairs with a stair lift to the first floor communal entrance hall

#### PRIVATE ENTRANCE HALL

Newly fitted white fire proof entrance door leads into this entrance hall which has radiator and striking Livyn vinyl flooring.

#### LOUNGE

25'9" x 11'8" (7.85 x 3.57)

Double glazed bay window overlooking the communal gardens to the front, coving to ceiling and two radiators.



#### LOUNGE

Additional photo





## KITCHEN

16'2" x 7'3" (4.93 x 2.21)

This recently installed kitchen is fitted with an excellent range of ivory high gloss base and wall units incorporating an electric oven and hob with an extractor above and an integrated fridge and freezer. Concealed in one of the wall cupboards is the relative new gas fired boiler. The contrasting work surfaces are inset with a stainless steel sink unit with space beneath for washing machine. Complementary tiled splash backs. Double glazed window. Radiator. Livyn vinyl flooring.



## KITCHEN

Additional photo



## BEDROOM 1

16'6" x 9'8" (5.04m x 2.95m)

Double glazed window and radiator.



## BEDROOM 1

Additional photo



## BEDROOM 2

12'11" x 9'11" (3.94 x 3.04)

Double glazed window and radiator. Bank of floor to ceiling wardrobes which provides excellent hanging space.



## BEDROOM 2

Additional photo



## SHOWER ROOM/WC

5'4" x 6'4" (1.65 x 1.95)

This contemporary styled shower room is fitted with a large walk in shower cubicle, a white high gloss vanity unit and a low flush wc. Heated towel rail. Grey waterproof wall boarding throughout. Vinyl flooring. Extractor fan and coving to ceiling.



## OUTSIDE

This is a photograph of the rear elevation of the whole building which does not include windows of No. 17



## BRICK GARAGE

This flat has the added benefit of a brick garage which is located in a block to the left of the development with the Number 17 on the up and over door to the front.

### COMMUNAL GARDENS

As previously mentioned the property stands in delightful communal gardens with numerous shaded seating areas for the residents to enjoy the sunshine during the summer months.



### COMMUNAL GARDENS

Additional photo



### COMMUNAL GARDENS



### COMMUNAL GARDENS

Additional photo



### TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold which has been extended from the original lease for 189 years from 5th April 1978 with a peppercorn ground rent. Confirmation / verification has been requested. Please consult us for further details.

### SERVICE CHARGE

We understand from the sellers there is a monthly service charge of £66 which can change in the future which includes cleaning of the communal areas, gardening and the running of the company etc plus building insurance of approx £455 per annum

### VIEWING ARRANGEMENTS

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

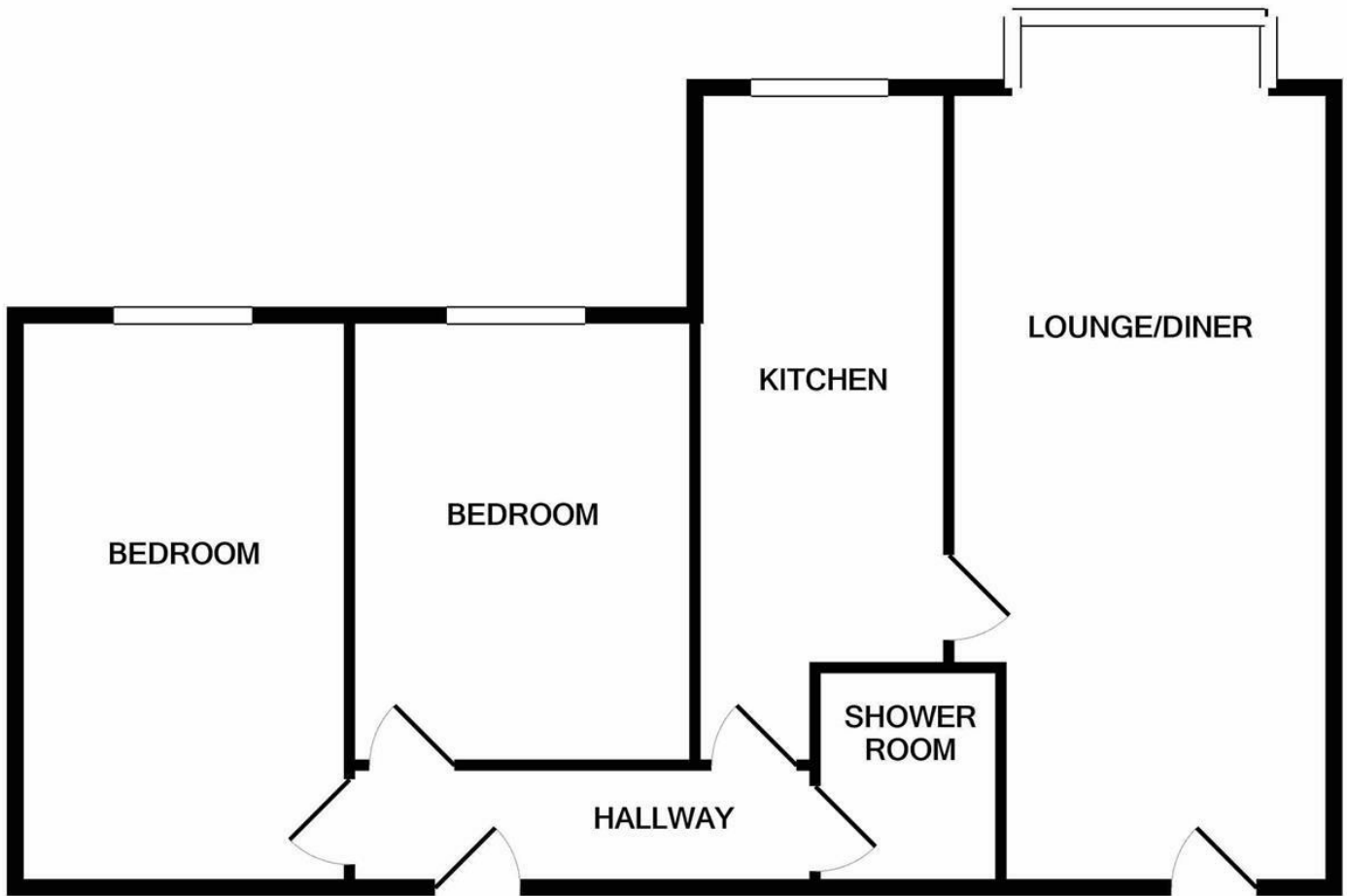
**OPENING TIMES**

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

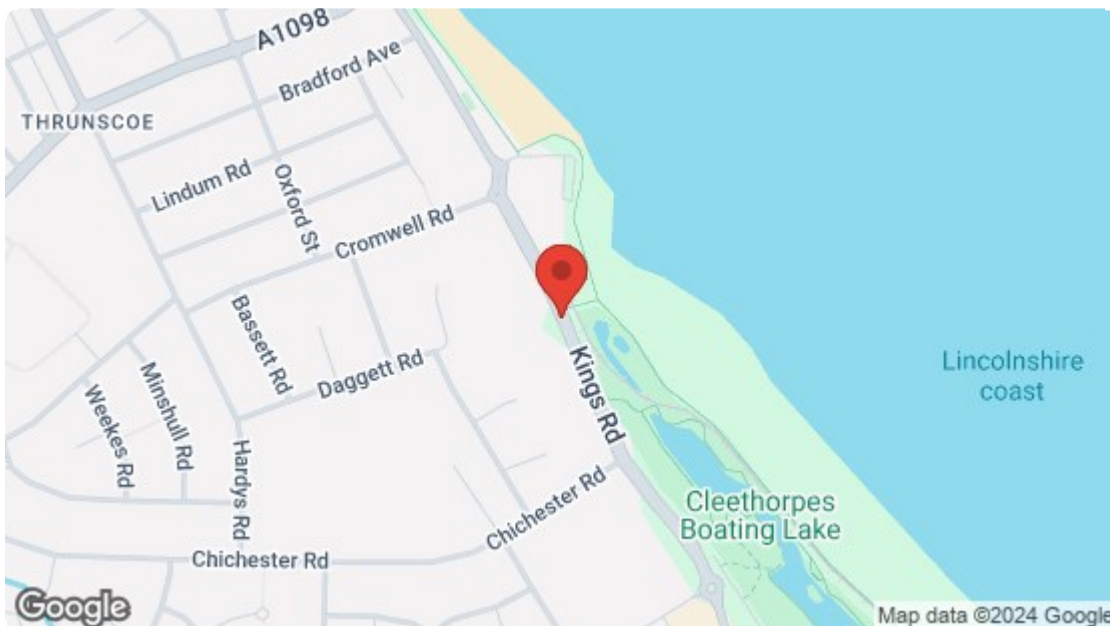
**COMMUNAL GRDENS**

Additional photo





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		75	78
(69-80) C			
(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			
(69-80) C			
(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 firms 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.