



12 Chandos, Kingsway Cleethorpes, North East Lincolnshire DN35 0BZ

A lovely ground floor apartment, slightly elevated to give fabulous open views to the Humber Estuary. This well presented apartment has a communal entrance hall, private entrance hall with impressive built in furniture, generous lounge to front aspect with great views, fitted kitchen with built in appliances, lovely shower room and bedroom with built in wardrobes/furniture. Modern installation of the Quantum advanced electric space heating system (Aug. 2020). Double Glazed. For those seeking security of Tenancy the landlord is committed to making this flat available to rent on the long Term basis. Available Mid May, 2025

£795 PCM

- GROUND FLOOR APARTMENT
- FABULOUS VIEWS OVER ESTUARY
- IMPRESSIVE HALL & GENEROUS LOUNGE
- MODERN DECOR & CARPETS
- FITTED KITCHEN WITH APPLIANCES
- DOUBLE BEDROOM WITH WARDROBES
- SHOWER ROOM
- SERVICE CHARGES INCLUDED*
- DOUBLE GLAZING & ELECTRIC ECONOMY 7 STORAGE HEATING
- AVAILABLE MID MAY 2025



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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COMMUNAL ENTRANCE HALL

Accessed from the rear and up four steps and the door to No. 12 is straight ahead.

PRIVATE ENTRANCE HALL

A welcoming and striking hallway with attractive marble style ceramic tiled floor. Superb range of storage in a dresser style, fitted by the reputable Hagensons and provides a range of cupboards, display and drawer storage. Coving to the ceiling. Built in airing cupboard. Decorative Delph rack. Double opening part glazed doors lead to:



ENTRANCE HALL - Additional Picture



LIVING ROOM

15'7" x 16'8" (4.77m x 5.09m)

With large double glazed picture window giving views to the front of the property, a low windowsill allows a fabulous estuary view even whilst seated in this room. Feature polished wood fire surround with living flame effect electric fire. Decorative delph rack to three walls. Coving to the ceiling with ornate rose. Redecorated and newly carpeted in tasteful neutral shades.



LIVING ROOM - Additional Picture



VIEWS TO THE FRONT



KITCHEN

10'5" x 7'10" (3.19m x 2.39m)

Fitted with a good range of wall and base units in a buttermilk coloured finish with marble style work surfacing. Again fitted by Hagensons and provides integrated appliances to include a Bosh 4 ring hob, extractor unit, Two Bosh ovens and a microwave, dishwasher, fridge & freezer and washing machine. Pelmet with lighting over the sink unit which gives views through to the lounge and outwards to the estuary. Continuance of the ceramic tiled floor. Coving to the ceiling. Tiling to the splashback areas, in keeping with the floor tiles.



KITCHEN - Additional Picture



BEDROOM

14'0" x 9'1" (4.28m x 2.77m)

With double glazed window to the rear. Fitted with an extensive range of furniture comprising wardrobes, bedside cabinets and bank of drawer units. Ceiling light fan and coving. Redecorated and carpeted in tasteful neutral shades.



BEDROOM - Additional Picture



BATHROOM

Providing a striking vanity area with built in cupboards, inset hand basin and mirror over having pelmet lighting. Low flush WC. Generous walk in shower enclosure with plumbed shower. Extractor unit. Ceramic tiling to walls and floor.



BATHROOM - Additional Picture



OUTSIDE

There are landscaped communal gardens to the front and a seating area to the rear so as to enjoy the afternoon sun. The service charges are included in the rent, which covers gardening, cleaning of windows and communal areas. Parking is unrestricted and available on-street and a visitors car park is available to the rear of the property.

VIEWING ARRANGEMENTS

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

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

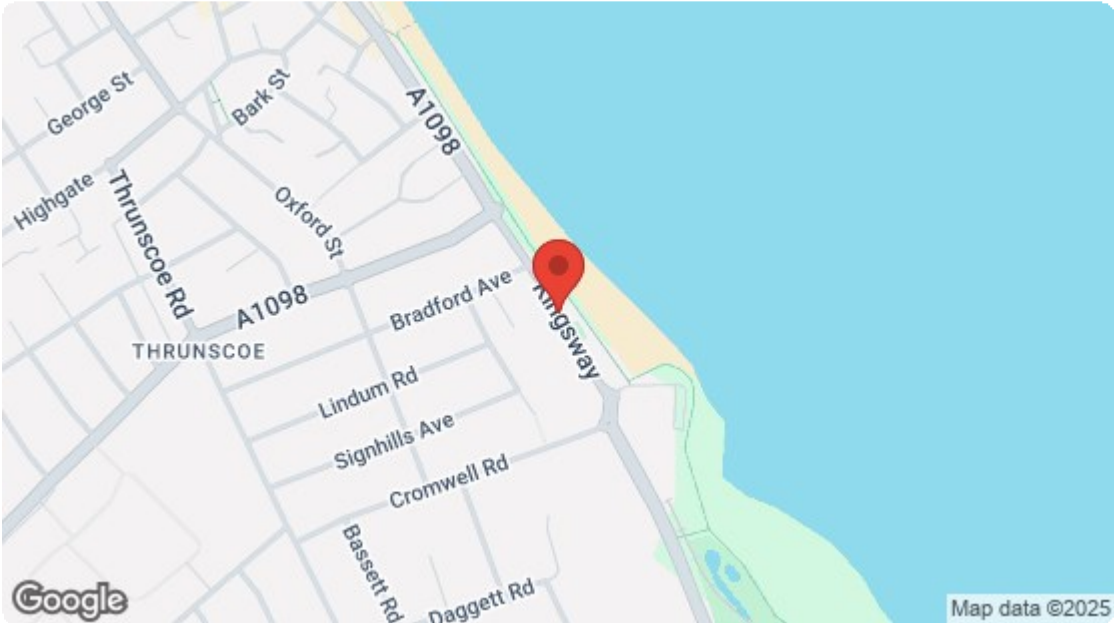
EPC - Awaiting Certificate - TBC

RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.

Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit of £917.00 is required



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & WalesEU 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	63	68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & WalesEU 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.