



76 St. Peters Avenue Cleethorpes, North East Lincolnshire DN35 8HU

Located in the heart of Cleethorpes within walking distance of the excellent shopping and the seafront is this spacious and very well presented TWO BEDROOM FIRST FLOOR FLAT. The accommodation includes: Ground floor private entrance hall with stairs leading up to the spacious landing, good sized open lounge and integrated kitchen, two double bedrooms and a stylish bathroom/wc. Gas central heating system. Double glazing. Available Mid November. Monthly rent includes water rates. ONLY PART OF THIS PROPERTY IS BEING LET.

£625 PCM

- CLOSE TO SHOPS AND SEAFRONT
- WELL PRESENT & APPOINTED FIRST FLOOR FLAT WITH PRIVATE ENTRANCE
- OPEN PLAN LOUNGE/KITCHEN WITH MODERN UNITS
- TWO GOOD SIZE BEDROOMS
- MODERN BATHROOM/WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT VIEWS TO ST PETERS AVENUE
- RENT INCLUDES WATER BILLS
- AVAILABLE MID NOVEMBER, 2025



ACCOMMODATION

.

GROUND FLOOR

.

ENTRANCE HALL

Approached via a double glazed entrance door having staircase leading up to the first floor.

FIRST FLOOR

LANDING



LOUNGE/FITTED KITCHEN (FRONT)

15'2" x 12'11" (4.64 x 3.96)

Having a double glazed window to the front elevation, radiator and a striking high gloss laminate floor. The kitchen area is fitted with a range of white base and wall units incorporating an integrated fridge, freezer and washing machine together with a built in electric oven, gas hob with an extractor above. Contrasting work surfaces inset with a stainless steel sink unit having tiled splash backs above. Inset spot lights to the kitchen area.



LOUNGE/FITTED KITCHEN

Additional photo



BEDROOM 1

11'11" x 9'8" (3.65 x 2.97)

Double glazed window and radiator.



BEDROOM 2 (REAR)

10'10" x 8'2" (3.32 x 2.50)

Double glazed window. Radiator.



BATHROOM/WC

5'2" x 7'0" (1.58 x 2.15)

Contemporary styled having a white suite including a panelled bath with a hand held shower shower above, a pedestal wash hand basin and a low flush wc. uPVC white tongue and groove style ceiling inset with spot lights. Two double glazed windows. Heated towel rail. Extractor fan. Shaver point. Contrasting wooden effect vinyl flooring.



OUTSIDE

The flat is approached via George Street locked communal gates and then through a personal wooden gate into the rear courtyard which the tenant may have restricted use when the shop at the front is closed.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - C

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 £721.00 is required

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

CLIENTS MONEY PROTECTION

This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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 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.