



Apt 8 The Point Sea View Street Cleethorpes, North East Lincolnshire DN35 8EU

Located in one of the finest apartment developments in Cleethorpes. The Point stands on High Cliffe Road ideally placed for easy access to Sea View Street, the Sea Front and a short commute into Cleethorpes town centre. This well presented apartment situated on the second floor to the rear of the building with accommodation comprising of :- Secure intercom / key fob communal entrance with stairs and lift, entrance hall, spacious lounge / dining room with patio doors to the side, fitted kitchen, two double bedrooms with fitted bedroom furniture, en suite shower room and spacious bathroom. Underfloor electric heating. Double Glazing. Enclosed allocated parking space. NO FORWARD CHAIN

£220,000

- SECOND FLOOR APARTMENT
- SPACIOUS LOUNGE / DINING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- BATHROOM
- ELECTRIC UNDER FLOOR HEATING
- ALLOCATED PARKING SPACE
- SECURE ENTRY SYSTEM
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Secure intercom / key fob entry system into the communal hall with staircase or lift to the apartment.



LANDING

Own front door leads into the hallway



HALLWAY

Generous built in double cloaks / utility cupboard. Built in airing cupboard, coving to the ceiling.



HALLWAY

Additional photo



LOUNGE / DINING ROOM

18'11" x 10'10" (12'7") (5.78m x 3.31m (3.85m))

This spacious room having double glazed sliding doors with Juliet style balcony, Double glazed window to side. Feature white fire surround with living flame effect electric fire. Coving to the ceiling. Under floor heating.



LOUNGE / DINING ROOM

Additional photo



VIEWS FROM LOUNGE

Additional photo



KITCHEN

12'6" x 7'9" (3.82m x 2.37m)

Fitted with a range of wall and base units in a wood effect finish with contrasting work surfacing incorporating the stainless steel sink unit with mixer tap. Ceramic tiled splash backs. Built in double oven and hob with extractor unit over. Plumbing for a washing machine and space for a tumble drier. Space for a fridge freezer. Tiled flooring. Double glazed window to the side.



KITCHEN

Additional photo



BEDROOM 1

16'4" x 10'9" (4.98m x 3.29m)

Fitted with an extensive range of bedroom furniture comprising of double wardrobe, dressing table corner unit and drawers, matching bedside chest of drawers and headboard. Two generous built in double wardrobes. Double glazed window to the side and double glazed sliding patio doors to the rear giving access to a small balcony.



BEDROOM 1

Additional photo



BEDROOM 1

Additional photo



EN SUITE SHOWER ROOM

5'0" (7'7") x 4'10" (1.54m (2.33m) x 1.49m)

Fitted with a walk in shower cubicle with mains supply shower and glass door. Wash hand basin inset into dedicated vanity unit and low flush w/c. Tiling to dado height. Double glazed window to the rear. Heated towel radiator.



BEDROOM 2

13'10" x 10'11" (14'9") (4.23m x 3.35m (4.50m))

Fitted with a good range of fitted units including desk / dressing table and drawers, matching headboard and bedside chest of drawers. Two generous built in double wardrobes. Two double glazed windows to the rear.



BEDROOM 2

Additional photo



BATHROOM

7'9" x 6'4" (2.38m x 1.95m)

Fitted with a white suite comprising of bath with mains supply shower over and folding glazed screen, pedestal wash hand basin and low flush w/c. Tiling over the bath area and continuing to dado height. Heated towel radiator. Tiled flooring



SIDE ENTRANCE

SECURE KEY FOB ENTRANCE FROM WARDALL STREET



ALLOCATED PARKING

Secure car park with one allocated parking space accessed from Wardall Street.

TENURE - FREEHOLD

The freehold enfranchisement is owned by The Point Management Limited and the owners of Apartment 8 has a share.

SERVICE CHARGES

The cost of the current service charge for 2023 (this may change annually) is £1800 pa but any buyer wishing further details of the management charges is advised to make contact with the Management Agent's, who we understand to be:- The Point (Cleethorpes) Ltd at New Direction Management Services, King Edward Street, Grimsby

COUNCIL TAX BAND

Council Tax Band D

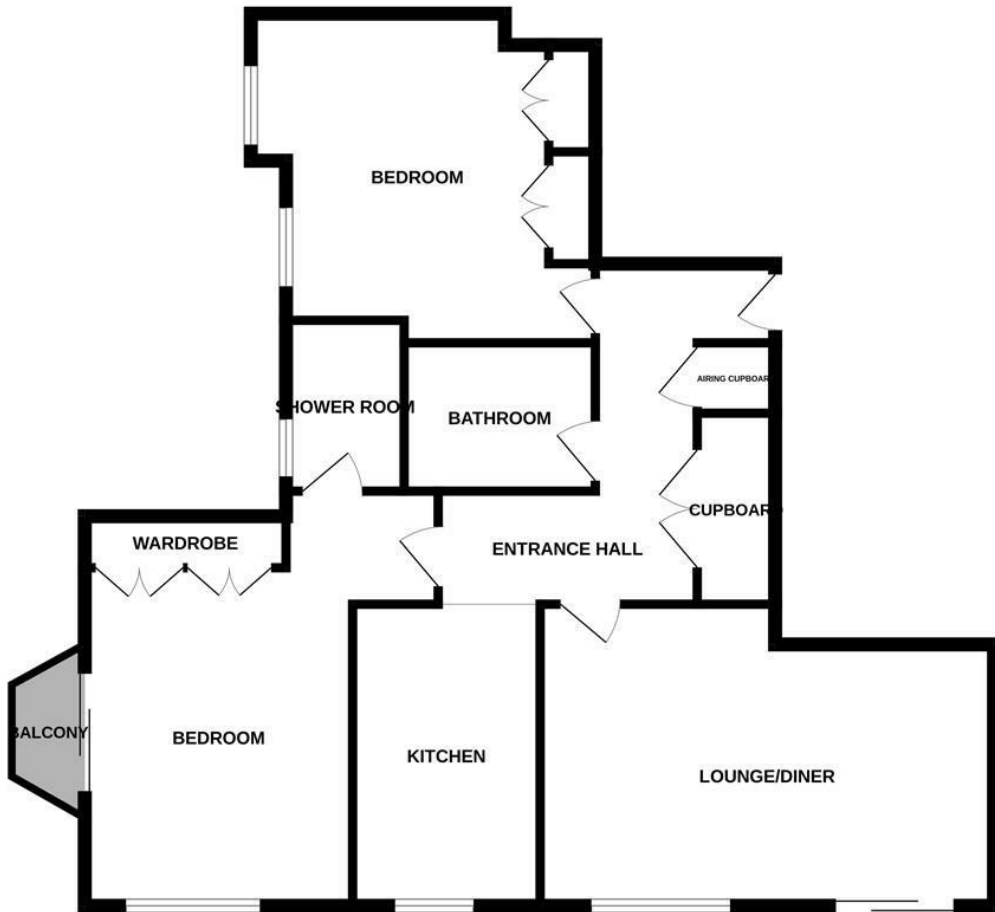
VIEWING ARRANGEMENTS

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



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.
Made with Metropix ©2023



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.