



Apt 7 Chandos, Kingsway Cleethorpes, North East Lincolnshire DN35 0BZ

A SUPERBLY PRESENTED LEVEL LIVING FURNISHED OR UNFURNISHED (if required) APARTMENT, which is located within the sought after apartment complex known as Chandos with stunning sea views over promenade/beach & river. Accessed from the rear via entrance doorway and several steps onto the level living area. The accommodation is fashionably furnished and presented to a very high standard having a secure intercom entry to communal hall way, personal front door leads into the Entrance hall, spacious lounge with fabulous views, modern fitted kitchen with appliances, two double bedrooms, superb modern shower room/wc. Double glazing. Newly installed modern economical highly rated electric heating system. Allocated parking space. Available Early June, 2025

- SEAFRONT GROUND FLOOR APARTMENT
- FULLY FURNISHED OR UNFURNISHED (If required)
- LARGE LOUNGE WITH PICTURE WINDOWS OVER THE PROMENADE
- FITTED KITCHEN WITH APPLIANCES
- TWO DOUBLE BEDROOMS
- SHOWER ROOM/WC
- NEWLY INSTALLED MODERN ECONOMICAL HIGHLY RATED ELECTRIC HEATING SYSTEM & DOUBLE GLAZING
- ALLOCATED SECURE PARKING
- SECURITY ENTRANCE PROCEDURE TO CAR PARK AND APARTMENTS
- AVAILABLE EARLY JUNE - VIEWING HIGHLY RECOMMENDED.

£975 PCM

58 St Peters Avenue, Cleethorpes, NE Lincs, DN35 8HP Telephone: 01472 200818 Fax: #

www.joywalker.co.uk

MEASUREMENTS

All measurements are approximate.

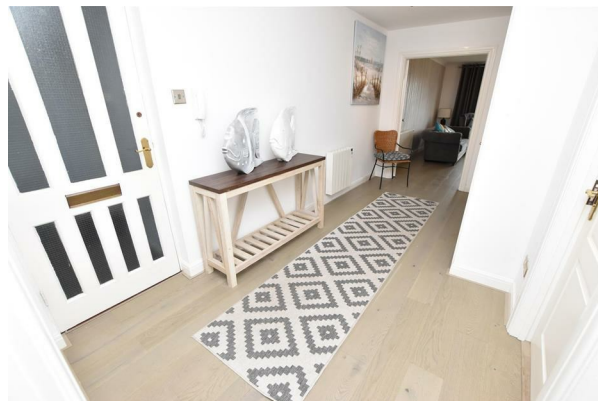
ACCOMMODATION

COMMUNAL ENTRANCE HALL

Secure intercom entry system. Communal entrance door into hallway with a few steps leading into an inner hall.

PRIVATE ENTRANCE HALL

With laminate flooring, Modern economical highly rated electric heater. Built in storage cupboard housing the hot water boiler. Double part glazed doors lead through to :-



LOUNGE

16'8" x 14'8" (5.07 x 4.46)

This fabulous room is furnished to a high standard including sofa, three chairs, dining table and chairs. Double glazed window to the front enjoying stunning sea views. Laminate flooring, feature fire surround. Wall light and coving to the ceiling. Modern economical highly rated electric heater.



LOUNGE

Additional photo



FITTED KITCHEN

7'10" x 7'10" (10'5") (2.38 x 2.39 (3.17))

Fitted with a range of base and wall units in a white finish with contrasting work surfaces incorporating the sink unit with mixer tap. Brushed steel splash backs. Built in electric oven and hob with extractor unit over, washing machine and fridge freezer. Laminate floor. Borrowed light from the lounge area. Crockery, cutlery, pots and pans are included.



FITTED KITCHEN

Additional photo



BEDROOM 1

13'11" x 9'1" (4.25 x 2.77)

Double glazed window to the rear. Modern economical highly rated electric heater. Laminate flooring. Floor to ceiling wardrobe cupboards. Double bed.



BEDROOM 1

Additional photo



BEDROOM 2

13'11" x 7'2" (4.24 x 2.18)

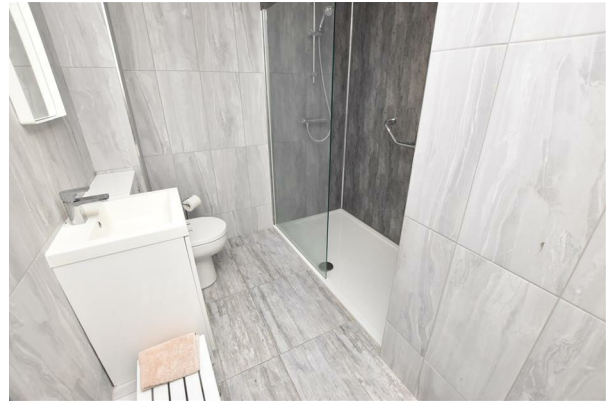
Double glazed window to the rear. Modern economical highly rated electric heater. Laminate flooring. Double bed and wardrobe cupboard.



SHOWER ROOM

9'0" (5'6") x 7'2" (2.74 (1.68) x 2.18)

Fitted with walk in shower cubicle with mains supply shower and glass screen. Low flush w/c and wash hand basin inset into dedicated vanity unit. Tiled walls and floor. Heated towel radiator in chrome finish.



OUTSIDE

Accessed via a secure electric gates, this apartment has one allocated parking space to the carpet park at the rear.

SEA VIEWS

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

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 £975.00 is required

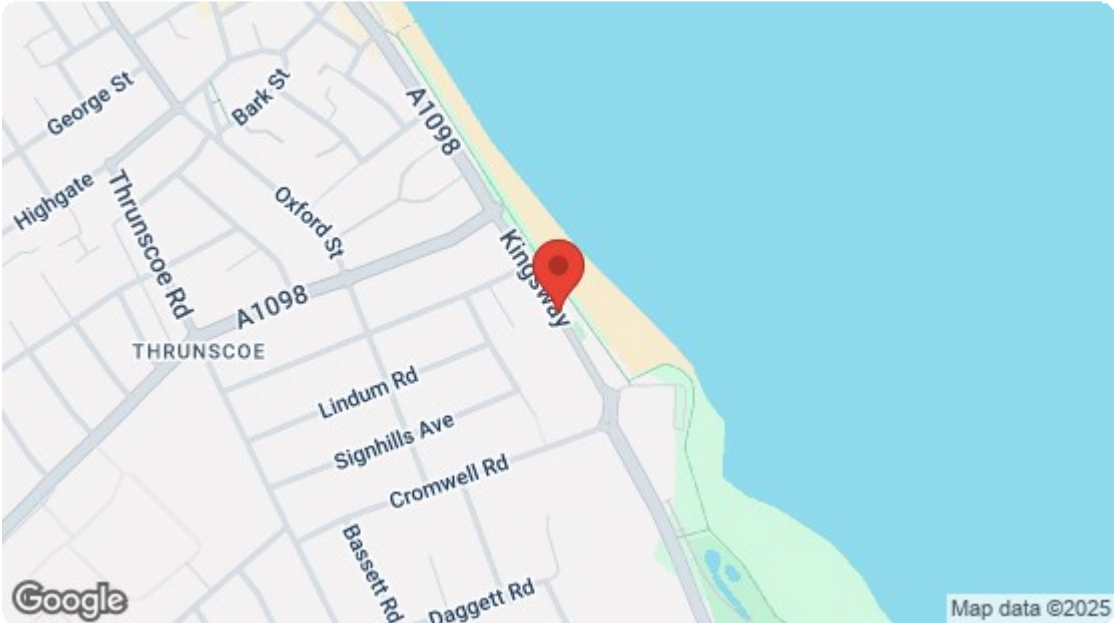
COUNCIL TAX BAND & EPC

Council Tax Band C

EPC Band C

CLIENT 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 | 72 | 81 |
| (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 | 63 | 68 |
| (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.