

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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[www.bmhestateagents.com](http://www.bmhestateagents.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

### PROPERTY FOR SALE

### FIRST FLOOR FLAT , HIGHCLIFF ROAD, CLEETHORPES

**PURCHASE PRICE £67,000 NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£67,000

#### TENURE

We understand the property to be Leasehold with a 125 year from 1988 lease and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 15-16 HIGHCLIFF ROAD, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale with no chain this recently refurbished first floor Leasehold flat located a stones throw from the beach and with views over the Humber Estuary. The flat comprises of a modern fitted kitchen and bathroom, one bedroom and a lounge. The flat benefits from gas central heating and u.PVC double glazing. This flat would make an ideal base, first time buy or buy to let and viewing is highly recommended.

### **COMMUNAL ENTRANCE PORCH**

Through a u.PVC double glazed door into the communal porch with the intercom system, then through a hardwood door into the communal hall

### **COMMUNAL HALL**

The communal hall with stairs and lift to all floors, a cupboard housing the electric meters to all the flats and a light to the ceiling.

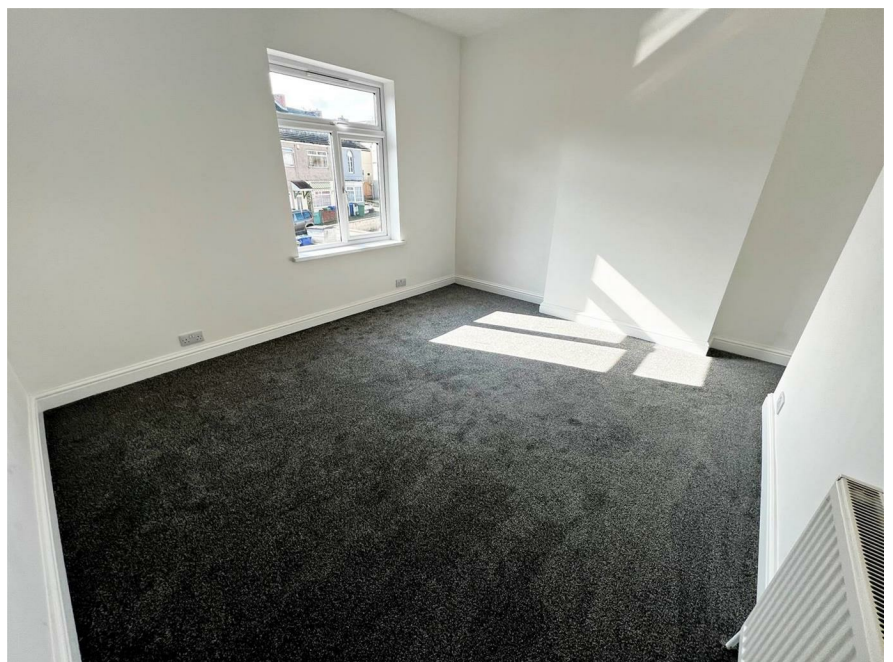
### **ENTRANCE HALL**

Through a hardwood door in the hall where doors to all rooms lead off and there is a light to the ceiling.

### **LOUNGE**

12'11 x 11'1 (3.94m x 3.38m)

The lounge with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



## 15-16 HIGHCLIFF ROAD, CLEETHORPES

### **BEDROOM**

9'10 x 6'4 (3.00m x 1.93m)

The bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



## 15-16 HIGHCLIFF ROAD, CLEETHORPES

### KITCHEN

9'10 x 5'10 (3.00m x 1.78m)

The kitchen with a range of pale grey wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap, an integrated electric oven and gas hob with a stainless steel extractor fan above. The central heating boiler is housed within a cupboard and there is a u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.

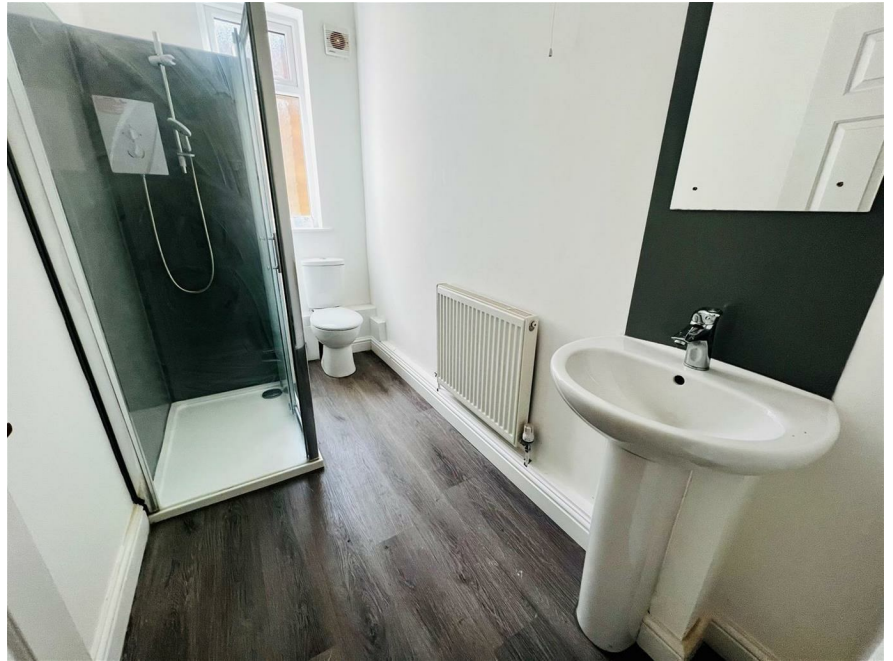


## 15-16 HIGHCLIFF ROAD, CLEETHORPES

### SHOWER ROOM

9'10 x 4'10 (3.00m x 1.47m)

The shower room with a white WC, a pedestal wash hand basin with a chrome mixer tap and there is separate shower enclosure. A u.PVC double glazed window, a central heating radiator, vinyl to the floor and spot lights to the ceiling.



### REAR VIEW



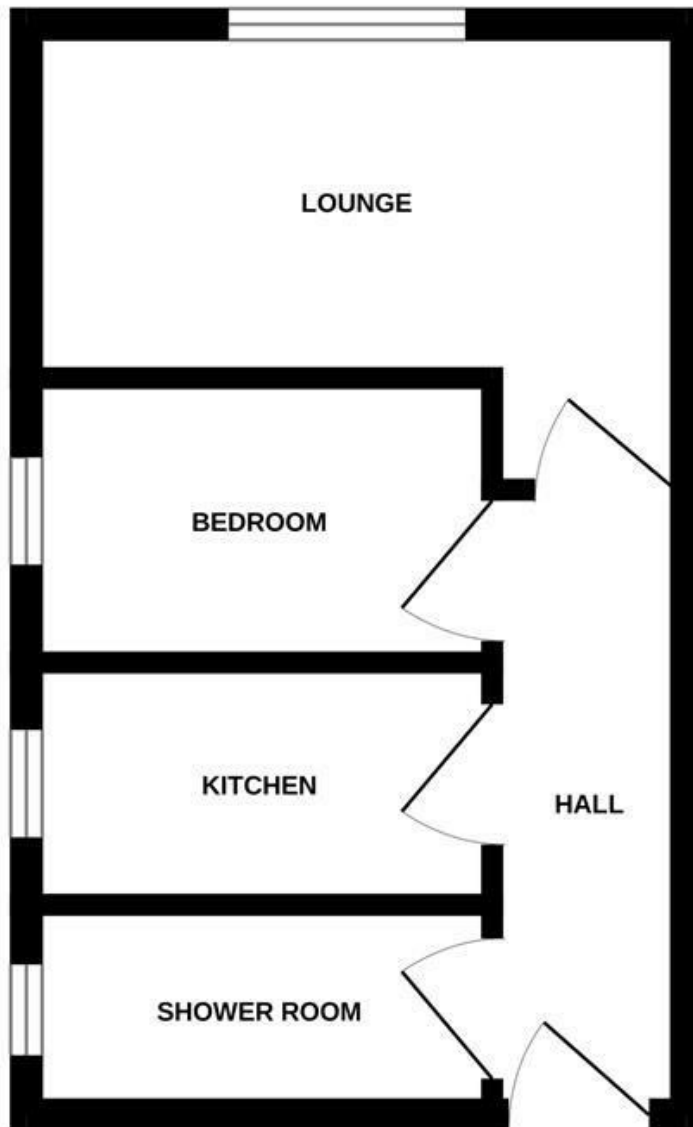
### LEASE

The flat is leasehold with a 125 year lease from 1988.

GROUND RENT - £50 per year


SERVICE CHARGES - Variable charges depending on work needed and is split between the 12 flats. Average yearly costs £300-£500.

## GROUND FLOOR




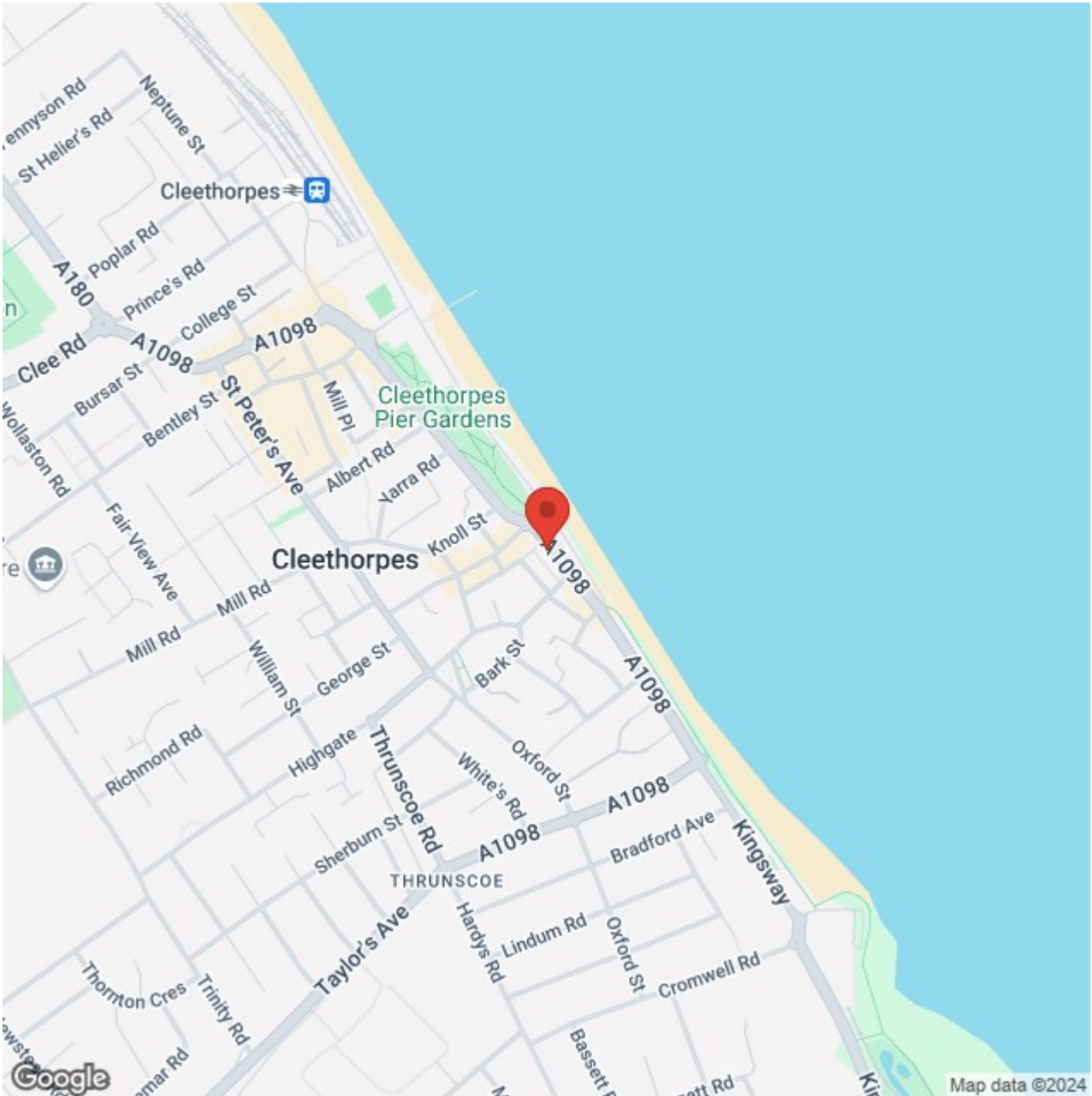
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland