

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

3 SUMMERFIELDS KINGSWAY, CLEETHORPES

PURCHASE PRICE £195,000 NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£195,000

TENURE

We understand the property to be Leasehold with a 189 years from 1978 and this is to be confirmed by solicitors



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Registered in England No. 4782567



3 SUMMERFIELDS KINGSWAY, CLEETHORPES

This must be one of the most desirable Apartments in Cleethorpes. It has a commanding view across the Humber Estuary from the beautiful lounge. There is a large master bedroom, a second bedroom and a really nicely fitted kitchen with integrated equipment and a little utility room leading off. The bathroom is excellent, both kitchen and bathroom have underfloor heating, the gas central heating provides warmth in all other areas. The entrance is also rather special with an arched canopy to the hall on the ground floor then up the stairs to a beautiful landing. The property benefits from u.PVC double glazing. There is also access to a large roof. The owner of this Apartment enjoys the use of half a really large garage to the back of the property. The gardens are beautifully maintained throughout. Ample car parking space. It is an exceptional site and this property is really special. The apartment is limited for sale to the "Over 55's" and please be aware NO PETS are allowed. NON ONWARD CHAIN **** LONG LEASE ****

ENTRANCE



ENTRANCE HALL

Up the stairs, under the canopied arch then through the u.PVC double glazed front door casement into the hall. Here, there is a laminate floor, a lovely cornice to the ceiling, gentleman's panelling, a central heating radiator. The staircase ahead. The colours here, are light grey.



3 SUMMERFIELDS KINGSWAY, CLEETHORPES

LANDING

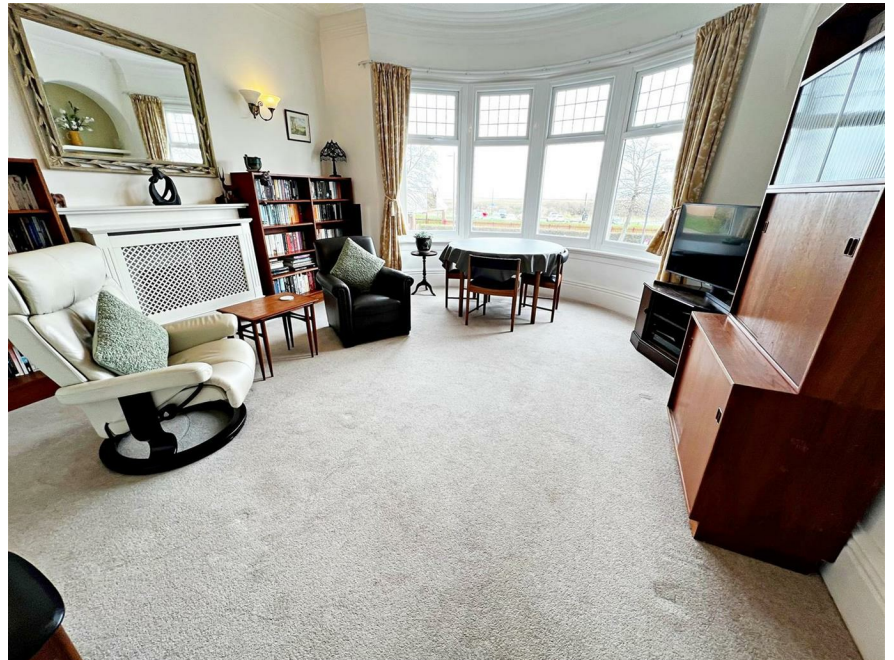
At the top of the staircase is the landing. A Herringbone, patterned oak floor, a deep cornice above, a central heating radiator. It is very welcoming.



LOUNGE

16'0 x 16'9 (4.88m x 5.11m)

This beautiful room is to the front of the property, striking view through the wide bay which is all double glazed with leaded overlights. You can see right across the Humber Estuary and up and down the seafront to a large degree. In this room, a superb cornice, then there are three radiators, two of them within arched recesses each side of the chimney breast. There is an elegant marble mantle and hearth with a living flame style of coal effect electric fire.



3 SUMMERFIELDS KINGSWAY, CLEETHORPES

LOUNGE



KITCHEN/BREAKFAST ROOM

15'0 x 7'4 (4.57m x 2.24m)

Really nicely fitted, the units to the base and wall, in a Beech finish, chrome style door furniture, post form roll edge work tops and tiled reveals, concealed lighting here. There is an inset 'Franke' sink unit and mixer tap, integrated electric oven and hob with a stainless steel backing up to the filter above. There is an integrated microwave, an integrated dishwasher. Space for a fridge-freezer. The floor is nicely tiled right into the bay at the side with u.PVC double glazed and stained glass overlights. A superb cornice above and downlighters. The kitchen benefits from underfloor heating. Leading off:



UTILITY ROOM

This is a little utility area for the combi central heating boiler, regularly serviced. Plumbing for a washing machine and dryer.

3 SUMMERFIELDS KINGSWAY, CLEETHORPES

BATHROOM

10'6 x 7'2 (3.20m x 2.18m)

Again this room with underfloor heating. It is a nice size, the white suite comprising of a panelled bath with chrome mixer and hand held shower. There is a close coupled W.C., a cabinetised wash hand basin, a separate shower cubicle with a plumbed shower and nicely tiled. Shaver socket, there is a cornice to the ceiling and downlighters. A loft entrance here too. The floor is tiled and there is a chrome towelling radiator, rather tall. A u.PVC double glazed window which is obscure and an extractor.

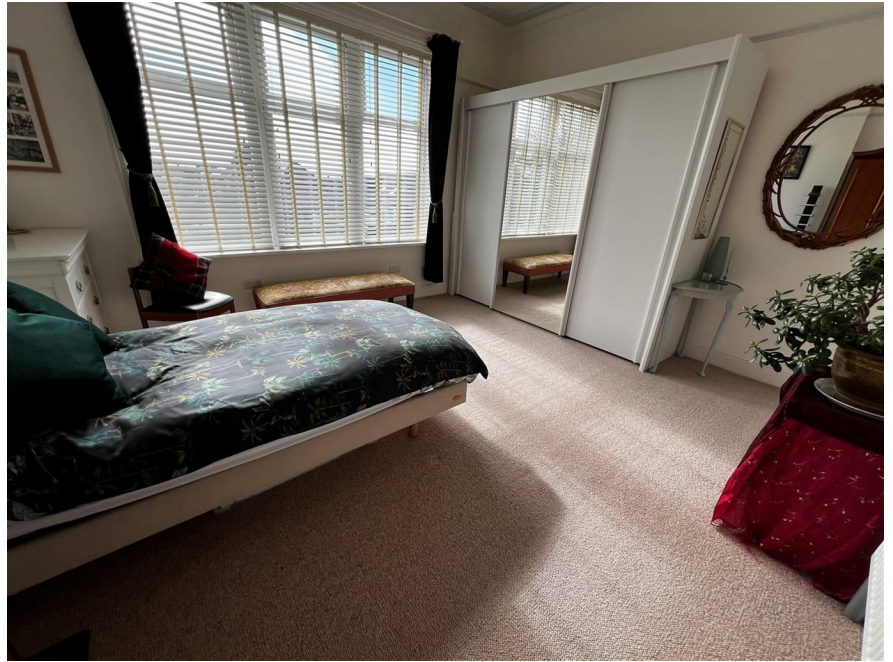


3 SUMMERFIELDS KINGSWAY, CLEETHORPES

BEDROOM 1

15'0 x 12'6 (4.57m x 3.81m)

This is a lovely room, ceiling rose, cornice and picture rail, really deep windows and wide, in u.PVC and double glazed. A central heating radiator, the large wardrobes are to stay here.



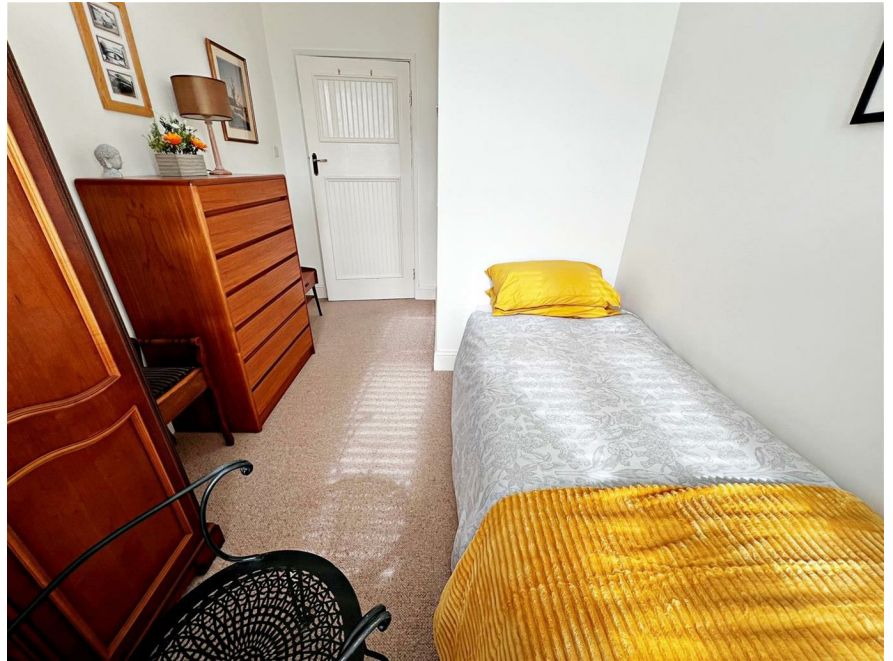
BEDROOM 1

3 SUMMERFIELDS KINGSWAY, CLEETHORPES

BEDROOM 2

8'7 x 8'0 (2.62m x 2.44m)

To the entrance of this room there is an extra area of 4'8" x 4'8", (1.42m x 1.42m). Another deep u.PVC double glazed window here, coving to the ceiling, a central heating radiator and a very handy storage cupboard.



BEDROOM 2

3 SUMMERFIELDS KINGSWAY, CLEETHORPES

GARAGE

There is a garage to the rear of the property, the owner of this Apartment benefits from half of the garage, it is shared with the owner of Apartment 1. There is an inspection pit here too.

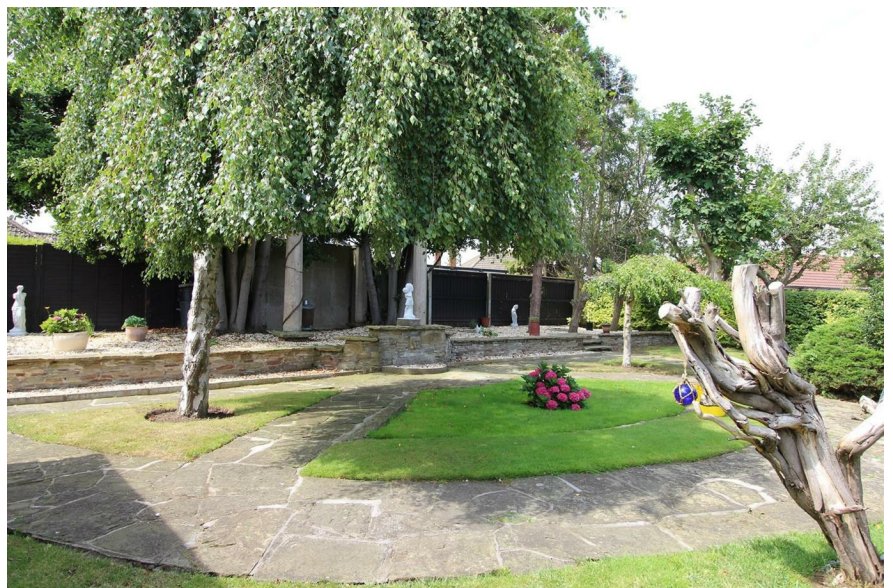


GARDENS

The gardens are landscaped and beautiful, the road ways and pathways are very well maintained. The site is a picture and of course enjoys a deal of privacy too. The position is so handy for many things, including the sea front.



GARDENS



GARDENS

LEASE

3 SUMMERFIELDS KINGSWAY, CLEETHORPES

Lease term - 189 years from 1978

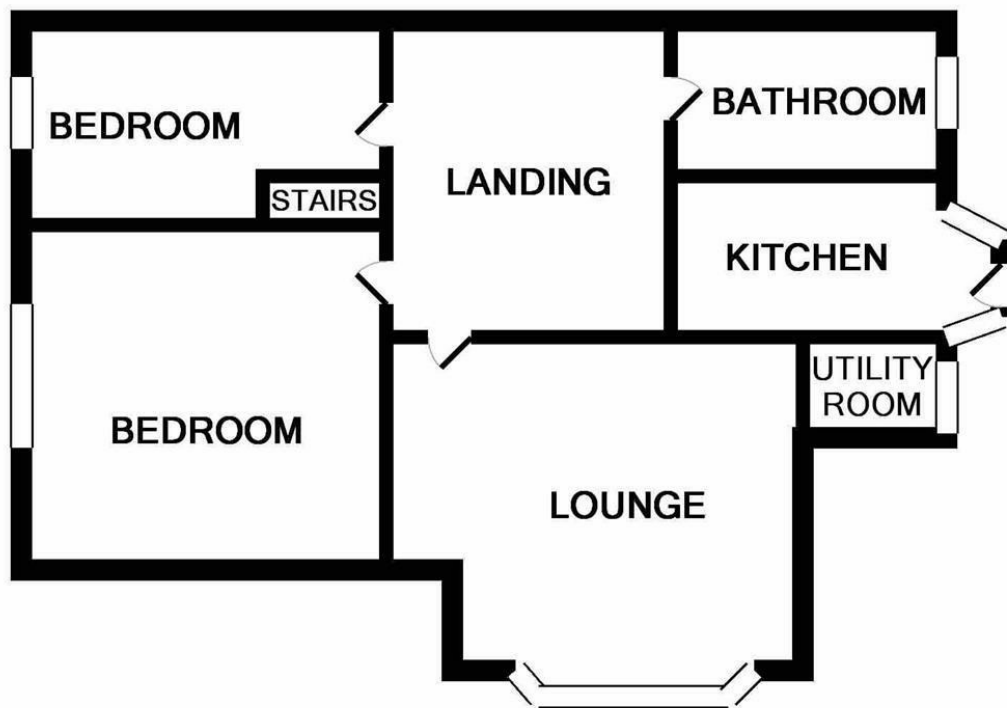
MAINTENANCE CHARGE - £72:00 PCM

BUILDINGS INSURANCE - £417.60 for 2023

GROUND RENT: £12.50 -6 MONTHLY

Service Charge covers windows cleaned every month, garden maintenance, drive maintenance, house painted outside every 4 yrs approx


NO ANIMALS ALLOWED.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A		
(81-91) B		
(69-80) C		
(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	

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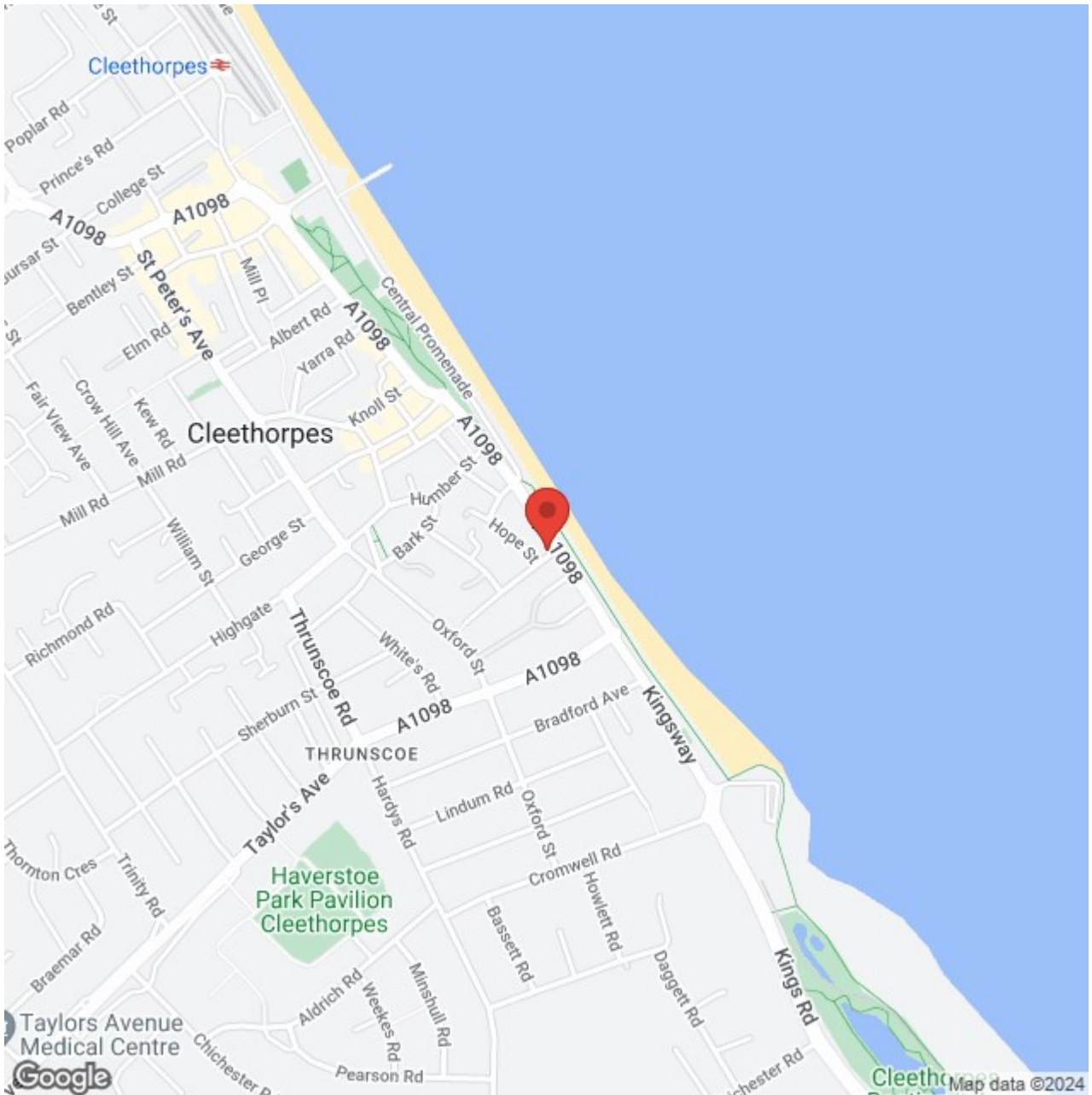
72

Environmental Impact (CO₂) 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	

England & Wales

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.

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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