

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

FLAT 6, 25 KNOLL STREET, CLEETHORPES

PURCHASE PRICE £115,000 LEASEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£115,000

TENURE

We understand the property is Leasehold with a 999 year lease from 25/03/2022 and this is to be confirmed by solicitors



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



FLAT 6, 25 KNOLL STREET, CLEETHORPES

Nestled in the charming coastal town of Cleethorpes, this delightful second-floor flat on Knoll Street presents an excellent opportunity for both first-time buyers and savvy investors. Just a stone's throw away from the seafront, this property boasts a prime location that offers the perfect blend of seaside living and convenience.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting lounge serves as a comfortable gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The kitchen is functional and ready for your culinary adventures, while the bathroom is equipped to meet your everyday needs.

This property is move-in ready, allowing you to settle in without delay. With double glazing throughout, you can enjoy a peaceful atmosphere, while the gas central heating ensures warmth and comfort during the cooler months.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this flat offers a wonderful chance to embrace the vibrant lifestyle that Cleethorpes has to offer. Don't miss out on this gem by the sea; arrange a viewing today and discover your new home.

(WE ARE OFFERING PART ONLY OF THE PROPERTY SHOWN IN THE PHOTOGRAPH)

COMMUNAL ENTRANCE

Through a composite door with a security access code into the hall with stairs to all floors. There is a cupboard housing all the electric meters.

HALL

Through a hardwood door into the hall with a u.PVC double glazed window, a central heating radiator, intercom telephone and a light to the ceiling.

LOUNGE

10'11 x 12'5 (3.33m x 3.78m)

The lounge is at the back with two u.PVC double glazed windows, a central heating radiator and a light to the ceiling.



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LOUNGE



KITCHEN/BREAKFAST ROOM

12'10 x 6'6 (3.91m x 1.98m)

With a range of grey coloured wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is an integrated electric oven, a gas hob with a stainless steel heat exchanger above. The central heating boiler is located within a wall unit, there is plumbing for a washing machine and space for a fridge/freezer. A u.PVC double glazed window, a central heating radiator, vinyl to the floor and spot lights to the ceiling.



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BEDROOM 1

9'6 x 10'6 (2.90m x 3.20m)

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



BATHROOM

9'7 x 5'0 (2.92m x 1.52m)

With a white suite comprising of a panelled bath with a chrome mixer shower tap and a glass shower screen, a pedestal wash hand basin with a chrome mixer tap and a WC with a central chrome flush. There is splash back tiling to the walls, a central heating radiator, vinyl to the floor and a light to the ceiling.



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BEDROOM 2

9'6 x 7'4 (2.90m x 2.24m)

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



OUTSIDE



FLAT 6, 25 KNOLL STREET, CLEETHORPES

OUTSIDE



LEASE/MANAGEMENT CHARGES

Knoll House Information Form

Lease 999 years 25th March 2022 Peppercorn Ground Rent

Estimated Service Charge

Cleaning common parts £360.00 per annum.

Landlords supplies £400.00 per annum.

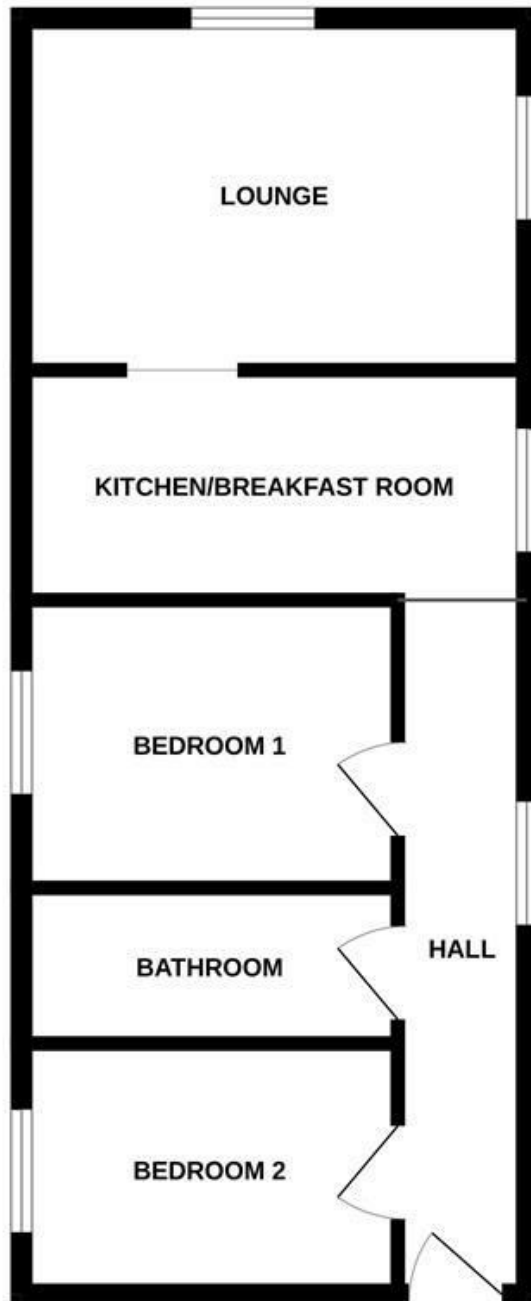
Insurance [buildings] £800.00 per annum.

Accountancy fees £240.00 per annum

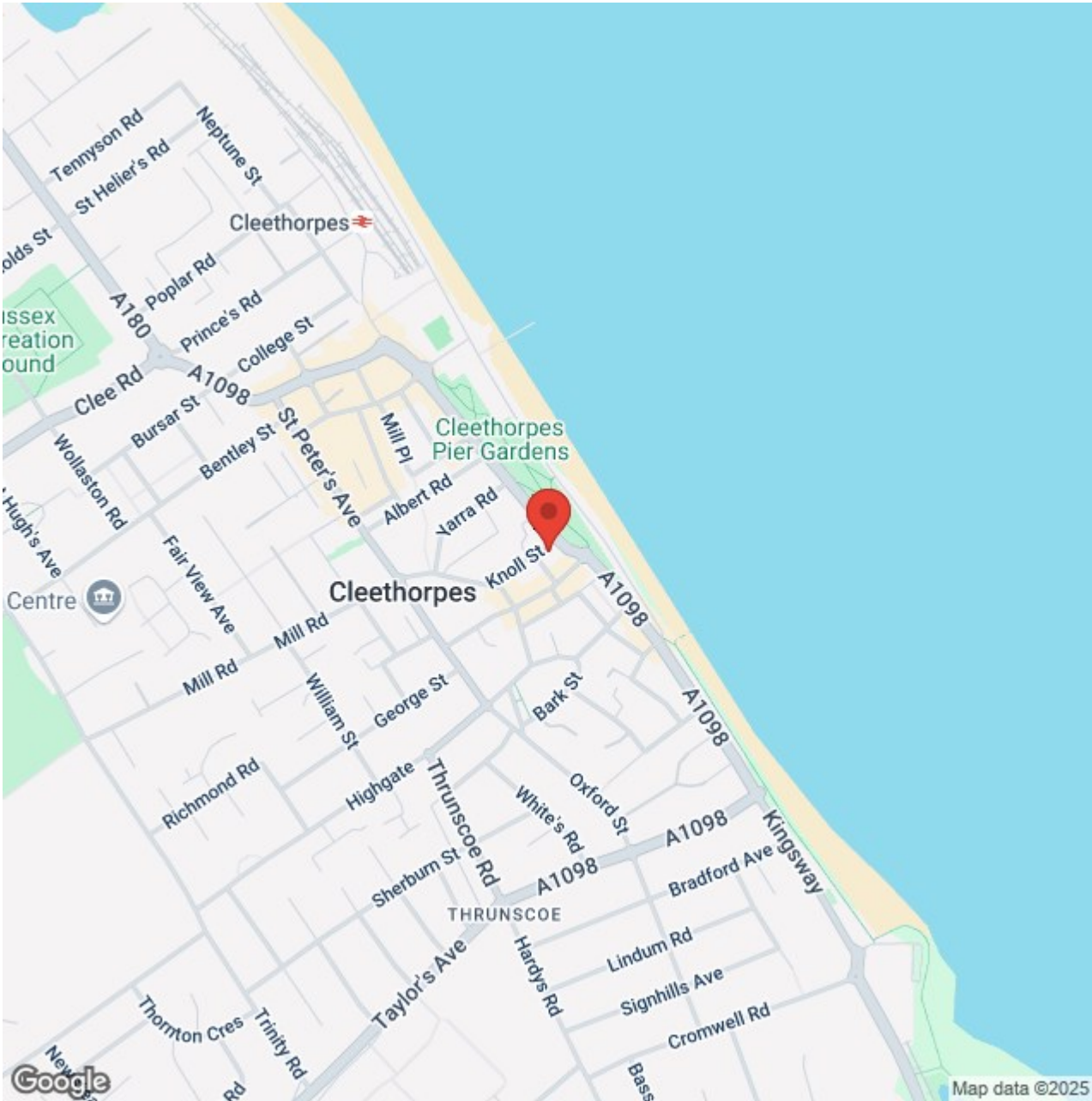
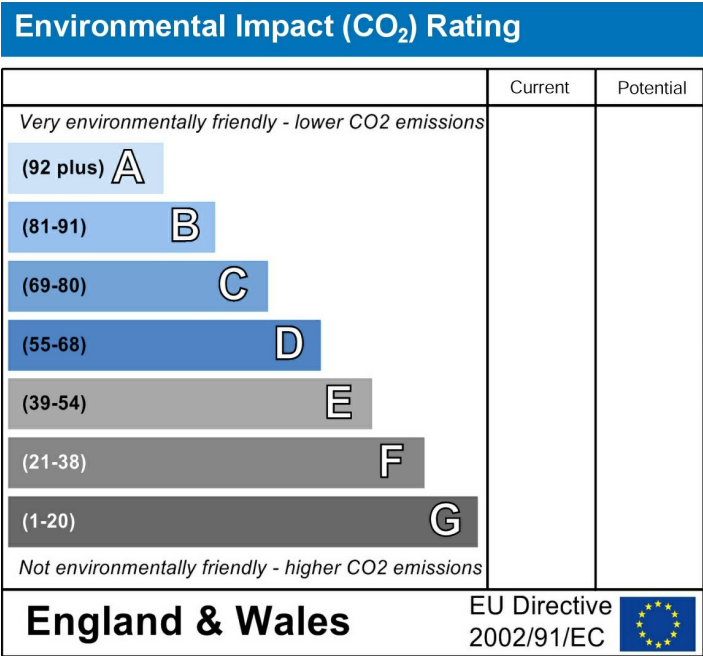
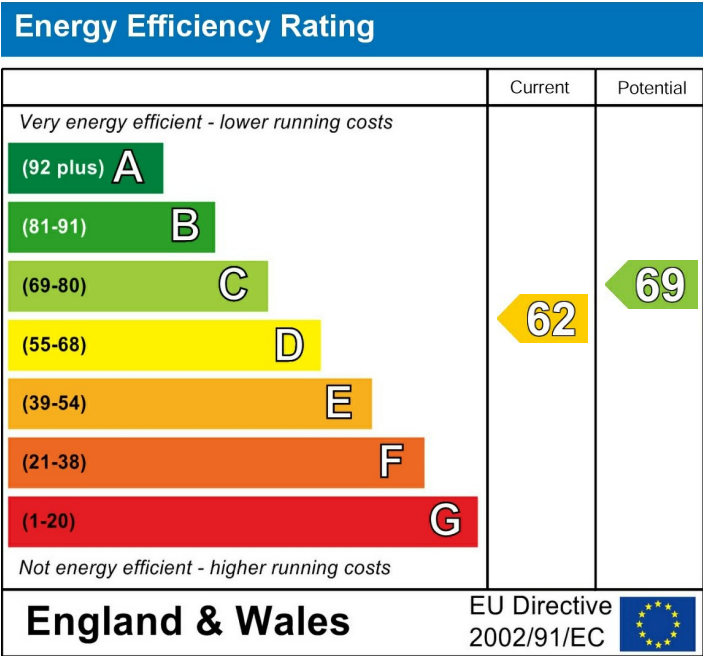
'Sinking' fund 1800.00 per annum.

Totalling £ 3600.00 per annum. Divided by 6 apartments gives a monthly amount of £50.00 per apartment per month.

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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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