

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

6 KINGSWAY COURT KINGSWAY, CLEETHORPES

PURCHASE PRICE £174,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£174,950

TENURE

We understand the property to be Leasehold with a 999 year lease from 1st November 2011 and this is to be confirmed by the solicitors



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



6 KINGSWAY COURT KINGSWAY, CLEETHORPES

Fantastic spacious one bedroom penthouse apartment with stunning panoramic sea views close to all amenities in walking distance. Frontline location overlooking seafront gardens and beach. The property with double glazing and electric night storage heating plus a really beautiful lounge/dining room a good size double bedroom with fitted wardrobes a nicely fitted kitchen and bathroom. There is allocated parking and a visitor space.

All owners share a 1/18th of the freehold.

Lease term is 999 years from 1st November 2011.

There is a monthly management/service charge of £60.00 per month currently which gets reviewed. This charge covers buildings insurance, cleaning of communal areas i.e. stairway, maintenance of communal gardens, window cleaning etc.

COMMUNAL ENTRANCE

The communal entrance on the ground floor, the door operated by an intercom from the 6 apartments using this entrance. The entrance to number 6 is on the 2nd floor landing, this is spacious and light, all the communal areas are well maintained.

ENTRANCE HALL

The entrance hall to this apartment with a cupboard for hats, coats and storage with mirrored sliding doors, an airing cupboard and a night storage heater.



6 KINGSWAY COURT KINGSWAY, CLEETHORPES

LOUNGE/DINER

15'5 expanding to 17'9 x 16'3 (4.70m expanding to 5.41m x 4.95m)

You walk into this room and are struck by the wonderful view of the Humber Estuary. It is an unusual window to the front double glazed and its shape follows the design of the gables. In this room there are two storage heaters, a serving hatch through to the kitchen, two roof lights and a light and loft access to the ceiling.



KITCHEN

9'8 x 7'5 (2.95m x 2.26m)

The kitchen with a range of modern white wall and base units with contrasting work surfaces and tiled reveals, a stainless steel sink and drainer with a chrome mixer tap. An integral electric oven and hob and an housed extractor above the hob, vinyl to the floor and a roof light and light to the ceiling.



6 KINGSWAY COURT KINGSWAY, CLEETHORPES

BEDROOM

14'2 x 8'9 (4.32m x 2.67m)

The bedroom with a u.PVC double glazed window to the rear a range of fitted wardrobes and cupboard, a storage heater and a light and loft access to the ceiling.



6 KINGSWAY COURT KINGSWAY, CLEETHORPES

SHOWER ROOM

5'6 x 6'5 (1.68m x 1.96m)

The shower room comprises of a white suite of a toilet with a central chrome flush, a vanity sink unit with a chrome mixer tap, a shower enclosure with an electric shower with waterproof paneling to the shower area, vinyl to the floor and a roof light and light to the ceiling.

OUTSIDE

Outside there is a court yard with allocated parking.



6 KINGSWAY COURT KINGSWAY, CLEETHORPES

VIEWS



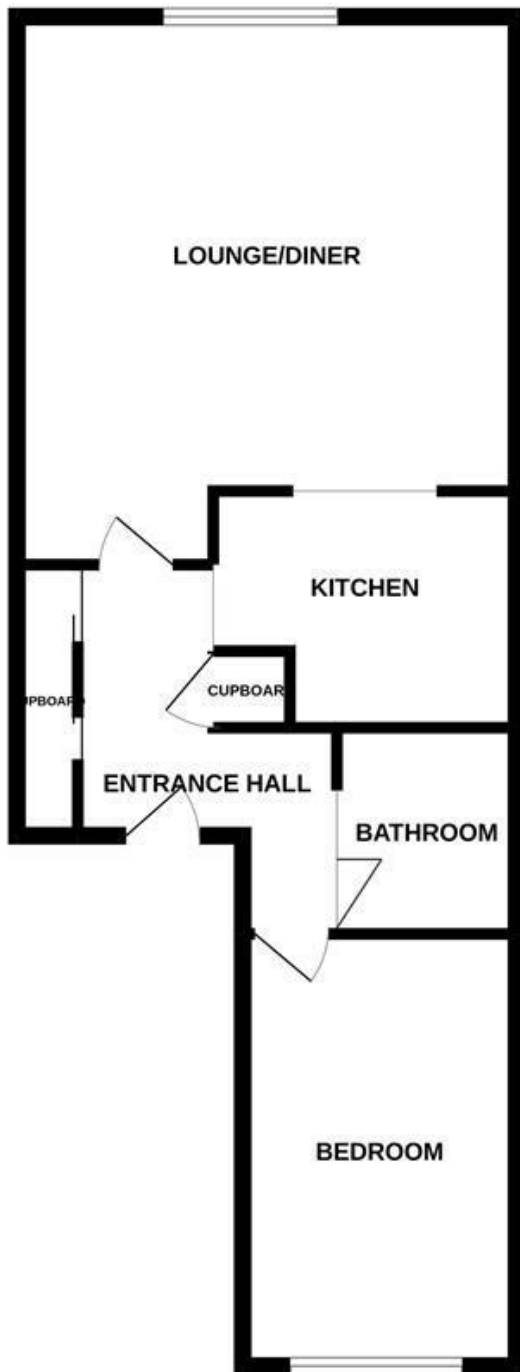
LEASEHOLD AND MAINTENANCE

All owners share a 1/18th of the freehold.

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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) 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		

68

75

England & Wales

EU Directive 2002/91/EC

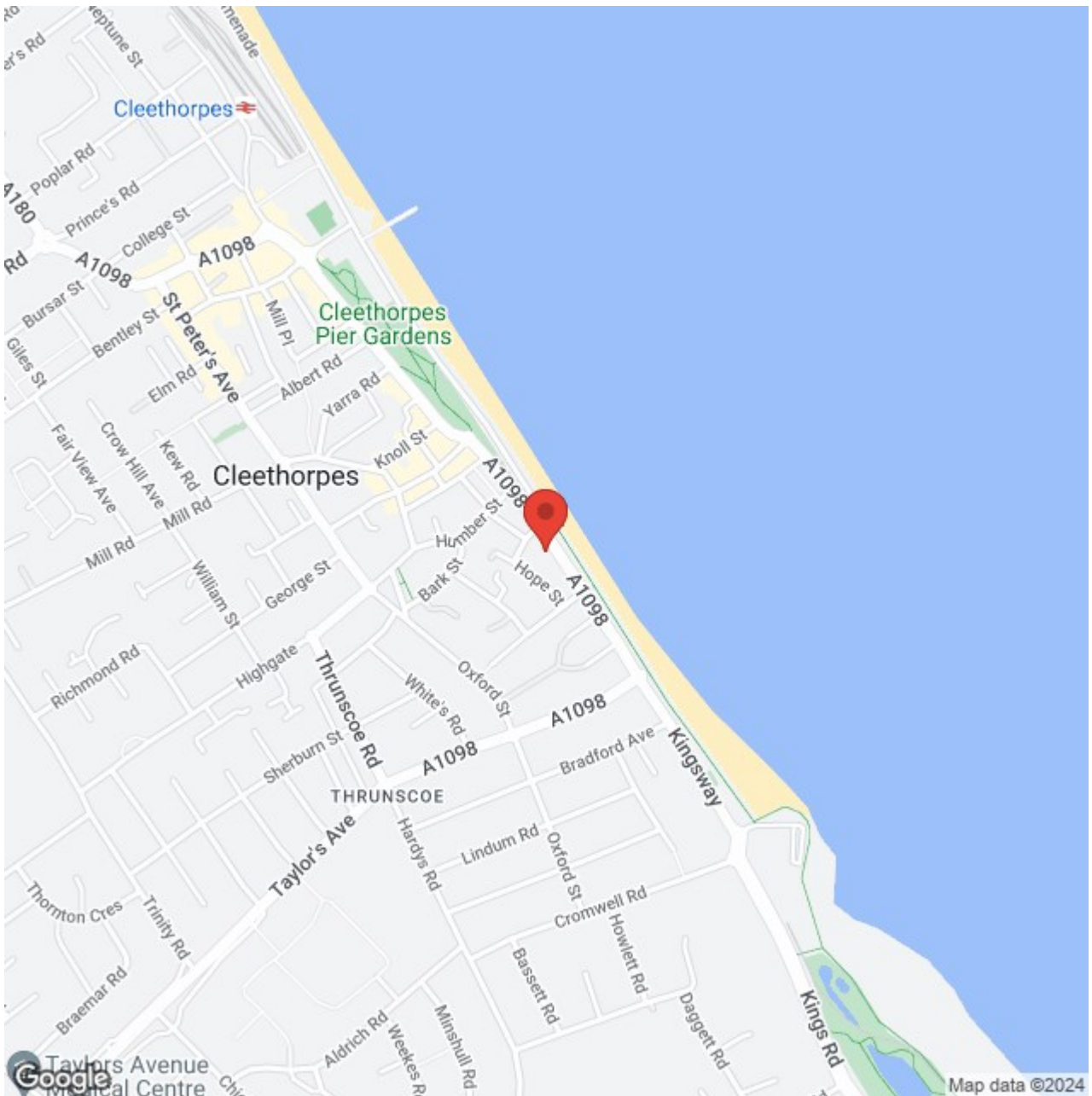


Environmental Impact (CO₂) Rating

	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



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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

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 Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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